



- Semi detached family home
- Three good sized bedrooms
- Two reception rooms
- Conservatory
- Block paved driveway parking
- Solar panels
- Close to many local amenities
- Great transport links



**Offers in the Region Of £180,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)





Set on an elevated position within the always popular "flower estate" which is situated close to many local amenities and within a short walk of Harper Green School and the Royal Bolton hospital is this superb semi detached family home. The property is beautiful presented throughout and comprises an entrance hallway, spacious lounge, dining room, kitchen and conservatory to the ground floor with three good sized bedrooms and a four piece family bathroom to the first floor. Externally there is a blocked paved driveway for a couple of vehicles with steps leading upto the front door. To the rear of the property, there is a block paved patio area with wooden shed and covered seating area with electric points, lawn garden with patio to the rear and a gate leading to the front. For further information contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway:** Radiator, double glazed window to the front.

**Lounge:** 15' 9" x 12' 10" (4.80m x 3.90m) Double glazed windows to the front and rear, laminate effect flooring, radiator.

**Dining Room:** 11' 8" x 9' 11" (3.56m x 3.01m) Double glazed window to the front, decorative log burner, radiator, laminate effect flooring, archway through to the kitchen.

**Kitchen:** 15' 0" x 7' 3" (4.58m x 2.21m) Downlights, double glazed window to the rear, wall mounted boiler, range of fitted wall and base units with extractor fan, integrated gas hob and double electric oven, integrated fridge freezer and a dishwasher, one and a half stainless steel sink with mixer tap and drainer, tiled floor splashback to the walls, underfloor heating, door leading to the conservatory.

**Conservatory:** 10' 0" x 8' 1" (3.06m x 2.46m) Wall lamp, double glazed windows to the rear and side, double glazed door to the rear, space for a washing machine and a dryer.

**Landing:** Downlights, double glazed window to the rear, loft access (part boarded) with pull down ladder.

**Bedroom 1:** 11' 8" x 9' 10" (3.55m x 3.00m) Double glazed window to the front, radiator, fitted wardrobes.

**Bedroom 2:** 12' 10" x 9' 6" (3.90m x 2.90m) Radiator, double glazed window to the front.

**Bedroom 3:** 13' 0" x 6' 9" (3.96m x 2.06m) Double glazed window to the front, radiator, fitted wardrobes.

**Bathroom:** 8' 4" x 7' 4" (2.55m x 2.24m) Downlights, double glazed window to the rear, four piece suite incorporating a WC, wash hand basin in a vanity unit, corner panel bath with mixer tap, walk in shower cubicle, fully tiled.

**Externally:** To the front of the property there is a blocked paved driveway for a couple of vehicles, with steps leading upto the front door. To the rear of the property there is a block paved patio area with wooden shed and covered seating area with electric points, lawn garden with patio to the rear and a gate leading to the front.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 990 years from 1 May 1930

**Council Tax:** Cardwells estate agents Bolton research shows the property is band A annual charges of £1432.

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**Thinking of selling or letting:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

