



WILLOWS LANE, BOLTON, BL3 4BT



- End terrace property
- Three bedrooms
- Two reception rooms
- Requires modernisation
- Opposite Willows Park
- Close to local shops
- Close to schools and places of worship
- Double glazed



£130,000

Located on Willows Lane, opposite to Willows Park, is this good sized end terraced property situated close to many local shops and schools. Internally the property does require modernisation however there is much potential within the home. The accommodation comprises an entrance hallway, lounge, dining room and kitchen to the ground floor with three bedrooms and bathroom to the first floor. Externally there is small garden with flower beds and path leading to the door at the front with a flagged patio, space for a shed and a roller shutter providing off road parking if necessary to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, the stairs to the first floor.

Lounge: 13' 2" x 13' 1" (4.01m x 3.98m) Ceiling light point, double glazed window to the front, feature fire surround, double door leading to the dining room.

Dining room: 15' 3" x 13' 3" (4.64m x 4.03m) Ceiling light point, double glazed window to the rear, laminate flooring, under stairs storage.

Kitchen: 9' 1" x 7' 1" (2.78m x 2.15m) Ceiling light point, double glazed window to the rear, door to the side, range of fitted base units with space for an electric oven, washing machine and dryer, stainless steel sink with drainer, tiled flooring with splashback to the walls.

Landing: Ceiling light point, loft access.

Bedroom 1: 16' 4" x 10' 10" (4.97m x 3.29m) Ceiling light point, double glazed window to the front.

Bedroom 2: 12' 6" x 10' 7" (3.82m x 3.23m) Ceiling light point, double glazed window to the rear.

Bedroom 3: 9' 1" x 7' 1" (2.76m x 2.16m) Ceiling light point, double glazed window to the rear.

Bathroom: 11' 5" x 4' 11" (3.48m x 1.49m)

Outside: To the front of the property there is small garden with flower beds and path leading to the front door. At the rear of the property there is a flagged patio, space for a shed and a roller shutter providing off road parking if necessary.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is leasehold- we understand our client holds the under lease and the head lease is registered.

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

Flood risk information: 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.

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 or visit: 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.

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