



Independent Estate Agents  
**Cardwells**  
Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**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**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

**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)



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](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://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](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.

**Disclaimer:** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

