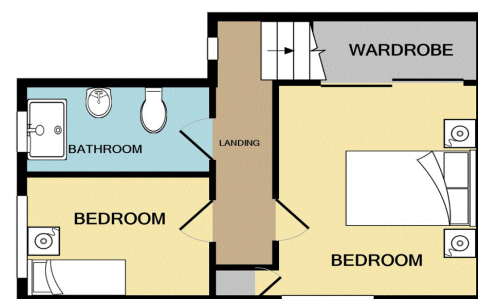
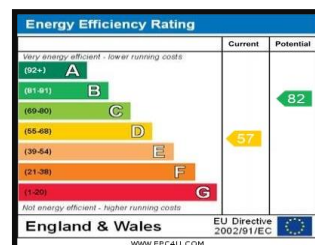


GROUND FLOOR



1ST FLOOR



MAKANT STREET, HALLIWELL, BL1 8DD



- Very well presented 2 bed stone cottage
- Lounge/professionally fitted kitchen
- 2 good bedrooms/gas central heating
- Three piece family shower room
- No upward chain/freehold tenure
- Low maintenance garden/detached garage
- Close to excellence amenities/schools
- Ideal first time purchase/buy to let



Offers in Excess of £140,000

BOLTON

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

BURY

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

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Attention first time buyers and buy to let investors! A wonderful opportunity to purchase this quirky 2 bed stone cottage tucked away just off Halliwell Road and as such being in close proximity to the areas highly regarded local nurseries, amenities, schools, popular bars, restaurants, outdoor pursuits and excellent transport links. With the added advantage of no upward chain, a Freehold tenure, detached garage and briefly comprising: Timber entrance door, lounge with feature exposed stone fireplace, professionally fitted kitchen, landing, two good bedrooms with a fitted master and a three piece family shower room. To the outside is pavement fronted with a low maintenance rear garden and a detached single garage with roller shutter door. Viewings can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Timber entrance door into:

Lounge: 16' 3" x 13' 1" (4.95m x 3.98m) Feature exposed stone fireplace, two wall mounted radiators, timber glazed window.

Kitchen: 12' 1" x 9' 4" (3.68m x 2.84m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, worktops, oven, four ring gas hob with extractor above, complementary tiled splash backs, space for freestanding white goods, cushion flooring, wall mounted radiator, timber glazed window.

Landing: 11' 9" x 3' 2" (3.58m x 0.96m) Landing 11 feet 9 x 3'2

Bedroom One: 10' 10" x 11' 0" (3.30m x 3.35m) Fitted wardrobes, wall mounted radiator, timber double glazed window.

Bedroom Two: 9' 10" x 7' 9" (2.99m x 2.36m) Built in cupboard housing the gas combination boiler, timber glazed window, wall mounted radiator.

Shower Room: 4' 5" x 8' 11" (1.35m x 2.72m) Three piece suite comprising WC, wash hand basin, walk in shower cubicle, inset ceiling spotlights, frosted timber glazed window, wall mounted radiator.

Outside: To the outside is pavement fronted and there is access to a single detached garage with a roller shutter door and to the rear is a low maintenance laid to gravel garden.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 58 m².

Tenure: Cardwells Estate Agents Bolton research shows the property is of a Freehold tenure.

Council Tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of around £1524 per annum.

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 in the sought after conservation area of St. Pauls.

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 or visiting: 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 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.

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 or visiting: 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

