



**BURY ROAD, BOLTON, BL2 6JD**



- Spacious 3 bedroom semi
- No upward chain involved
- Popular & convenient location
- 2 reception rooms
- Good local amenities
- Delightful garden to rear
- Viewing advised
- Generous size driveway



**£210,000**

**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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Cardwells are pleased to offer for sale this traditional, Accrington brick built semi detached house, situated in a very popular location, close to excellent amenities, including shops, schools, and transport links. The property has the advantage of no upward chain involved and would ideally suit a first time buyer, a growing family, or perhaps someone wishing to downsize. The accommodation briefly comprises: Entrance hall, living room, dining room and a kitchen. Upstairs, there are three good sized bedrooms and a shower room. Outside, there is a generous sized driveway, with a wooden farm style, gate. There is a delightful garden to the rear. The property also benefits from UPVC double glazing and gas central heating. Viewing is highly recommended through Cardwells estate agents, Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) Please note, We understand that there was an insurance claim for repair work in 2021. The insurance claim was for 'clay shrinking subsidence'. The issue was successfully resolved and a 'Certificate of structural adequacy' was issued by the insurer. Further information can be provided by the vendor.

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

**Lounge** 14' 1" x 12' 10" (4.28m x 3.90m) Window to the front, original wooden flooring, feature fireplace with multi fuel burner, radiator.

**Dining Room** 12' 0" x 10' 11" (3.65m x 3.33m) Solid oak wooden flooring, feature fireplace with multi fuel burner, two windows, radiator, door to the kitchen.

**Kitchen** 15' 10" x 8' 7" (4.82m x 2.62m) Range of wall and base units, window and a door to the rear, spaces for a range cooker and American style fridge freezer, plumbed for washing machine, sink unit.

**Bedroom One** 14' 1" x 12' 6" (4.29m x 3.82m) includes a range of freestanding wardrobes to further maximise space. Window to the front of the property and a radiator.

**Bedroom Two** 8' 10" x 8' 8" (2.70m x 2.65m) Window to the rear aspect. Radiator.

**Bedroom Three** 12' 4" x 11' 0" (3.75m x 3.35m) Windows to the front and side elevation. Also boasting built-in storage. Radiator.

**Shower Room** The shower room is designed with modern fixtures and fittings, providing both style and functionality. Including a shower cubicle, WC and hand wash basin. Window to the rear.

**Council Tax** Cardwells Estate Agents Bolton research shows the property is band G, annual charges 2023/2024 £1742.

**Plot Size** Cardwells Estate Agents Bolton research shows the approximate plot size is 0.08 acre

**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 isnt 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?** If you are thinking of selling 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.

**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)

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