



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**VICKERMAN STREET, HALLIWELL, BL1 3JQ**



- No onward chain
- Refurbished throughout
- Modern integrated kitchen
- Modern three piece shower room
- Three bedrooms
- Recently fitted boiler
- Lounge and kitchen/diner
- Close to many local amenities



**£150,000**





Offered for sale with NO ONWARD CHAIN is this recently renovated garden fronted terraced property located within the always popular area of Halliwell. The property is located close to many local amenities, good schools, restaurants and places of worship. Just a short drive away you have the fabulous Moss Bank Park and Smithills Farm which is set within some stunning countryside. The property is also located close to many commuter routes making this an ideal home. Internally the property has undergone substantial renovation with a stunning fitted kitchen complete with integrated appliance and a modern three piece shower room complete with black trim. The accommodation within this wonderful home comprises an entrance hallway, lounge and kitchen/diner to the ground floor with three bedrooms and a shower room to the first floor. Externally there is a low maintenance gravel garden to the front. The rear of the property also has a low maintenance gravel yard with gate leading to the rear. For further enquires and to arrange a viewing 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 hall:** Ceiling light point, laminate affect flooring, stairs leading to the first floor.

**Lounge:** 14' 2" x 10' 5" (4.32m x 3.17m) Ceiling light point, radiator, television point, double glazed window to the front.

**Kitchen diner:** 13' 7" x 11' 4" (4.13m x 3.46m) Downlights, smoke detector, radiator, double glazed window to the rear, door to the rear, recently fitted kitchen with a range of fitted wall and base units with contemporary worktops incorporating an extractor fan, electric hob, electric oven, integrated fridge freezer and integrated washing machine, sink with mixer tap and drainer, laminate effect flooring.

**Landing:** Ceiling light point, loft access, smoke alarm.

**Bedroom 1:** 11' 2" x 8' 2" (3.40m x 2.50m) Ceiling light point, double glazed window to the rear, television point, radiator.

**Bedroom 2:** 11' 9" x 7' 7" (3.58m x 2.30m) Ceiling light point, radiator, double glazed window to the front, television point.

**Bedroom 3:** 11' 9" x 4' 6" (3.58m x 1.38m) Ceiling light point, radiator, television point, double glazed window to the front.

**Shower room:** 8' 4" x 4' 6" (2.53m x 1.37m) Downlights, recently fitted three-piece suite incorporating a vanity unit with sink, WC, walk-in shower, wall mounted vertical ladder radiator, extractor fan, laminate effect flooring, double glazed window to the rear.

**Outside:** To the front of the property, there is a low maintenance gravel garden. The rear the property alter has a low maintenance gravel yard with gate leading to the rear.

**Viewings:** For all viewings please call 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 indicates the property is leasehold, 990 years from 1 May 1908

**Council tax:** Cardwells estate agents Bolton research indicates the property is band A annual cost of £1511

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates the property is not in a conservation area.

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**Arranging a mortgage:** Cardwells Estate Agents Bolton 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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