

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



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



**£150,000**

**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)



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 effect 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.

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

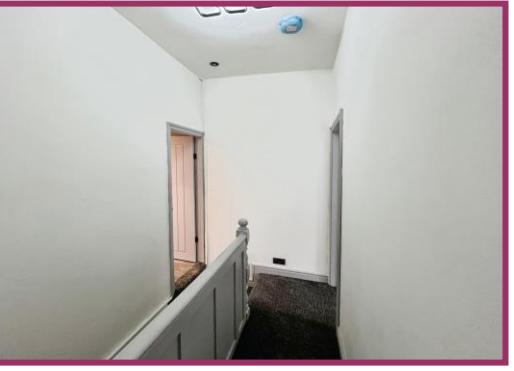
**Bedroom 1:** 11' 2" x 8' 2" (3.40m x 2.50m) Ceiling light point, double glazed window to the rear, television point, radiator.

**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.

**Thinking of selling or letting in Bolton:** 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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.

**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)

**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).

