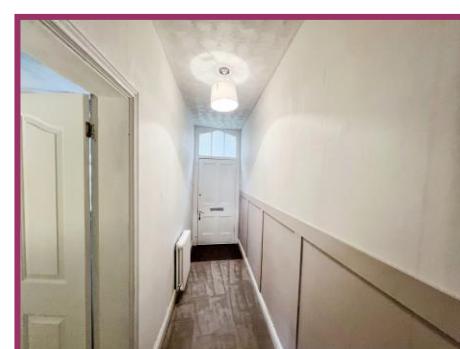


Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances 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

ST PAULS PLACE, HALLIWELL, BOLTON, BL1 8BR



- Beautiful grade two listed cottage
- No Chain
- Cellar storage Area
- Two Bedrooms
- Lovely bath, roll top/claw foot slipper bath
- Accommodation over three levels
- Enjoying an aspect over St. Paul's Church
- Close to fabulous amenities



Offers in the Region Of £150,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: 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

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk



Set in the idyllic grounds of St Pauls place and dating back to circa 1847, Cardwells Estates Agents Bolton offer for sale this beautiful stone cottage boasting accommodation over three levels and has the advantage of being sold with no chain. The cottage is ideally located for the areas fantastic amenities, local nurseries and schools, popular bars and restaurants, and fabulous country pursuits, including Moss Bank Park, which is a short walk away. Warmed by gas central heating via a Baxi combination, boiler and briefly comprising: Hall, lounge, farmhouse style dining kitchen with steps leading down to a useful cellar storage area, landing, two bedrooms and a three piece family bathroom suite with a roll edge claw foot bath. Viewings can easily be arranged to appreciate all on offer by calling Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at lettings@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway 12' 11" x 3' 5" (3.93m x 1.04m) Quality fitted carpets, wall mounted radiator.

Lounge 12' 5" x 11' 5" (3.78m x 3.48m) Feature fireplace and surround with inset ornamental fire, single glazed sash window, wall mounted radiator.

Dining Kitchen 14' 4" x 15' 2" (4.37m x 4.62m) Well appointed farmhouse style kitchen comprising inset Belfast sink, base and wall units, block wood worktops, range style cooker with canopy extractor above, space for white goods, quality fitted tiled flooring, wall mounted gas combination boiler, timber glazed sash window.

Cellar 12' 8" x 15' 6" (3.86m x 4.72m) Stairs leading down to a useful cellar storage room, exposed stone walls, wall mounted radiator, power and lighting

Landing 11' 2" x 5' 6" (3.40m x 1.68m)

Bedroom One 12' 5" x 15' 5" (3.78m x 4.70m) Quality fitted carpets, wall mounted radiator, ornamental fireplace two timber glazed sash windows.

Bedroom Two 13' 9" x 9' 6" (4.19m x 2.89m) Quality fitted carpets, wall mounted radiator, ornamental fireplace, timber glazed sash window.

Bathroom 7' 5" x 7' 11" (2.26m x 2.41m) Very well appointed three piece suite comprising WC, pedestal wash basin, roll edge claw foot bath with mixer shower above, frosted timber glazed window.

Parking Cardwells Estate Agents Bolton pre marketing research shows that there is no private allocated parking.

Chain Details We are advised that the property will be sold with vacant possession, and no further upward chain delay.

Plot Size Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 0.02 of an acre.

Tenure Cardwells Estate Agents Bolton pre market research indicates that the property is of a freehold tenure.

Council Tax Band Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band B and the current cost is approximately £1670.00 per annum which is payable to Bolton council.

Conservation Area Cardwells Estate Agents Bolton pre-marketing research indicates that the property is set within St Pauls 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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

