

**WILTON STREET, ASTLEY BRIDGE, BL1 8PR**



- Stylish mid terraced
- Two double bedrooms
- Fitted kitchen
- Ground floor shower room
- Ideal first time buyers, downsizers and investors alike
- Enclosed rear yard
- Early viewing advised
- Popular location



**Offers in the Region Of £120,000**

**BOLTON**

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

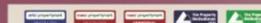
**BURY**

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

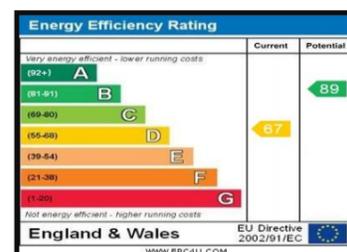
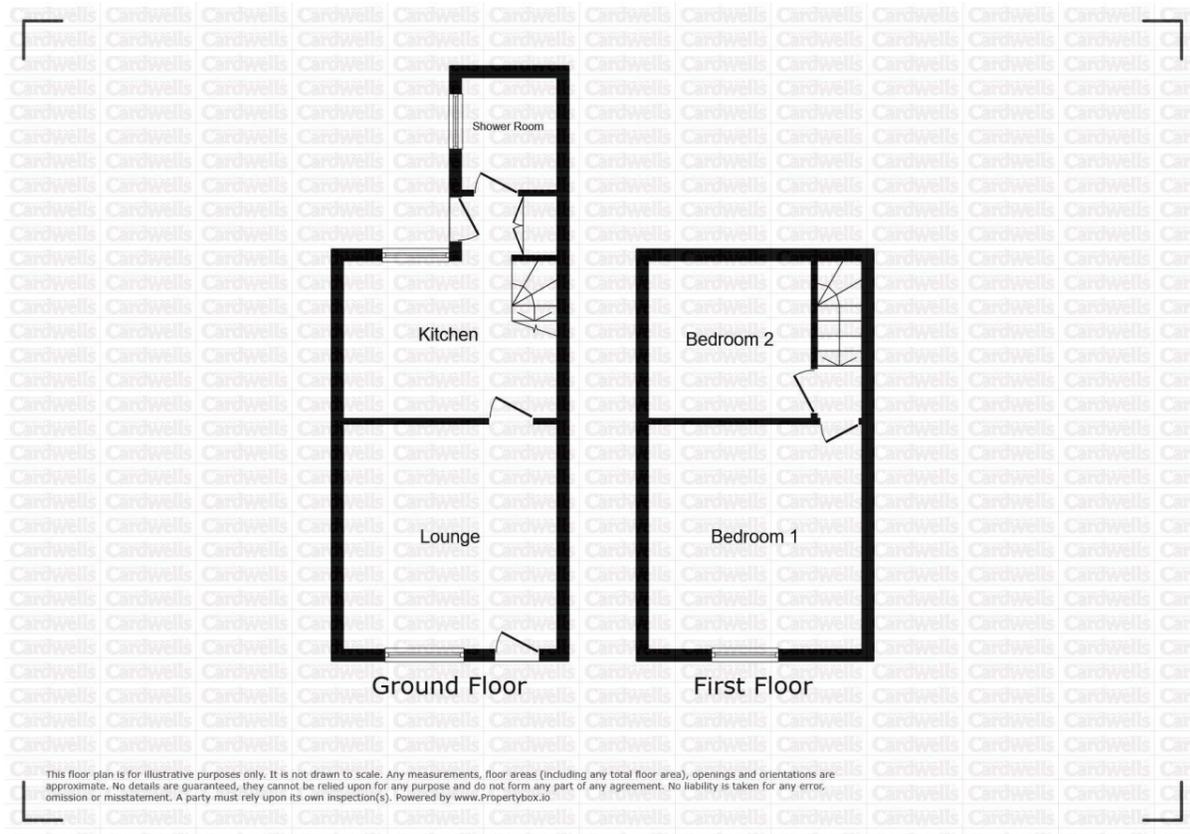
**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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Located just off Seymour Road being close to excellent transport links, supermarkets and a variety of shops. This two bedroom terraced property is likely to be of interest to first time buyers, downsizers and investors alike and therefore early viewing is recommended to avoid missing out. The accommodation is well presented and features a ground floor shower room which enables two double bedrooms to the first floor. Currently comprising lounge, fitted kitchen, rear hall, ground floor shower room and two double bedrooms. Externally the property is pavement fronted and has an enclosed rear courtyard area. Early viewing is advised and can be arranged by calling our Cardwells Estate Agents Bolton office on 01204 381281, emailing [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or online at [cardwells.co.uk](http://cardwells.co.uk).

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

**Lounge:** 13' 4" x 12' 2" (4.07m x 3.70m) Double glazed window to the front elevation. Shelving to alcoves. Meter cupboards

**Kitchen:** 12' 2" x 9' 2" (3.7m x 2.8m) Double glazed window to the rear elevation. Range of base units with contrasting worksurfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four burner gas hob with electric double oven. Plumbed for washing machine. Space for fridge freezer. Stairs lead off to the first floor landing.

**Rear Hall:** 5' 3" x 2' 11" (1.6m x 0.9m) Door to the side elevation. Storage cupboard with central heating boiler.

**Ground floor shower room:** 6' 7" x 5' 3" (2.0m x 1.6m) Double glazed window to the side elevation. Three piece suite comprising, shower cubicle, pedestal wash hand basin and close coupled w.c. Tiled elevations. Radiator.

**First floor landing:** Stairs lead off the kitchen to the first floor landing.

**Bedroom One:** 13' 1" x 12' 6" (4.0m x 3.8m) Bedroom one. 4.0m x 3.8m Double glazed window to the front elevation. Laminate floor. Radiator.

**Bedroom Two:** 9' 2" x 9' 2" (2.8m x 2.8m) Double glazed window to the rear elevation. Radiator. Over stairs storage.

**External** Enclosed courtyard to rear. Pedestrian gate.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.01 acres.

**Tenure:** Cardwells Estate Agents Bolton premarketing research shows that although the property is freehold, we understand that there is a rent charge of £3 per annum the title number GM636852

**Council Tax:** Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

**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 not 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).

**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](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 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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