



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 inaccuracy. A party must rely upon its own inspection(s). Powered by www.HappyHome.co.uk

## MONTSERRAT ROAD, JOHNSON FOLD, BL1 5UF



- No onward chain
- Elevated position
- Three bedrooms
- Lounge/dining room
- Modern kitchen and bathroom
- Close to local amenities
- Low maintenance gardens
- Close to commuter routes



Offers in the Region Of £154,950

### 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

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Offered for sale with NO ONWARD CHAIN is this beautifully presented terraced property set in an elevated position in Johnson Fold, Bolton. The property is ready to move into and offers modern accommodation throughout. Internally the property comprises an entrance hallway, lounge/diner and modern fitted kitchen to the ground floor with three good sized bedrooms and three piece family bathroom to the first floor. Externally there are steps leading up to this elevated terraced house with a low maintenance gravelled garden and to the rear of the property there is a raised low maintenance artificial lawn with steps leading up to a decking area and brick storage sheds. For further information contact Cardwells Estate Agents Bolton 01204 381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway:** Ceiling light point, tiled floor, radiator, under stairs storage.

**Lounge/diner:** 21' 8" x 10' 11" (6.61m x 3.32m) Radiator, laminate effect flooring, ceiling light points, double glazed windows to the front and the rear.

**Kitchen:** 10' 8" x 8' 5" (3.26m x 2.57m) Downlights, double glazed window to the rear, door to the rear, radiator, range of fitted wall and base units with extractor fan, integrated gas hob, electric oven, stainless steel sink with mixer tap and drainer, space for a washing machine and fridge freezer, tiled floor.

**Landing:** Ceiling light point, radiator, laminate effect flooring, loft access with pull down ladder.

**Bedroom One:** 14' 0" x 10' 7" (4.26m x 3.22m) Ceiling light point, laminate effect flooring, double glazed windows to the front, radiator, fitted wardrobes and drawers.

**Bedroom Two:** 10' 11" x 9' 7" (3.32m x 2.93m) Laminate effect flooring, radiator, ceiling light point, storage cupboard with wall mounted boiler.

**Bedroom Three:** 11' 4" x 6' 2" (3.45m x 1.87m) Ceiling light point, laminate effect flooring, radiator, double glazed window to the rear.

**Bathroom:** 10' 0" x 6' 11" (3.04m x 2.10m) Downlights, wall mounted vertical ladder radiator, extractor fan, three piece suite incorporating a vanity unit with inset wash hand basin, WC, panel bath with mixer tap and shower above, tiled floor and walls.

**Externally:** To the front of the property there are steps leading up to this elevated terraced house with a low maintenance gravelled garden. To the rear of the property there is a raised low maintenance garden with an artificial lawn with steps leading up to a decking area and brick storage sheds.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Freehold.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band A annual charges of £1432.

**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). A walk through viewing video is available to watch in the first instance.

**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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