



**VICARAGE ROAD, BLACKROD, BL6 5DD**



- Garden fronted mid townhouse
- Three good sized bedrooms
- Lounge and kitchen/diner
- Close to many amenities
- Gardens to the front and the rear
- Off road parking to the rear
- GCH & DG
- Good commuter routes



**£175,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within the beautiful and sought after area of Blackrod is this well presented garden fronted mid townhouse. The property is located upon a quiet street and has superb uninterrupted views to the rear. Vicarage Road is well placed for many local amenities, shops and local schools, with the property also being perfect for the commuter with Blackrod train station, Horwich Parkway and the M61 motorway network being a short drive away. Internally the property comprises an entrance hallway, lounge and kitchen/diner to the ground floor with three good sized bedrooms and a bathroom to the first floor. Externally there is a flagged path which leads to the front door with a lawned garden to one side with mature trees shrubs and borders. To the rear of the property there is a flagged patio area with steps leading down to a decked seating area with mature trees and borders to the rear, a gate providing off road parking also leading to the rear. For further information 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 hallway:** Entrance hallway: Ceiling light point, radiator, stairs to the first floor.

**Lounge:** 14' 8" x 12' 6" (4.48m x 3.81m) Ceiling light point, radiator, double glazed window overlooking the rear garden, living flame gas fire and surround.

**Kitchen/diner:** 17' 11" x 9' 6" (5.45m x 2.89m) Ceiling light point, radiator, dual aspect double glazed windows to the front and the rear, door to the rear, laminate effect flooring, under stairs storage, range of fitted wall and base units with integrated extractor fan space for an electric oven, washing machine, slimline dishwasher, fridge/freezer, one and a half bowl stainless steel sink with mixer tap and drainer.

**Landing:** Ceiling light point, storage cupboard, double glazed window to the front.

**Bedroom 1:** 11' 8" x 10' 3" (3.56m x 3.12m) Ceiling light point, double glazed window with views to the rear, radiator, fitted wardrobes.

**Bedroom 2:** 11' 2" x 9' 3" (3.40m x 2.83m) Ceiling light point, radiator, double glazed windows with views to the rear.

**Bedroom 3:** 8' 6" x 8' 2" (2.58m x 2.49m) Ceiling light point, radiator, wall pointed boiler, double glazed window to the front.

**Bathroom:** 7' 7" x 7' 4" (2.31m x 2.24m) Ceiling light point, three piece suite incorporating a wc, pedestal sink, panelled bath with shower above, radiator, laminate effect flooring, double glazed windows to the front.

**External:** To the front of the property, there is a flagged path which leads to the front door with a lawn garden to one side with mature trees shrubs and borders. to the rear of the property, there is a flagged patio area with steps leading down to a decked seating area with mature trees and borders to the rear, a gate also leading to the rear.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 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 £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

**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). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

**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)

