

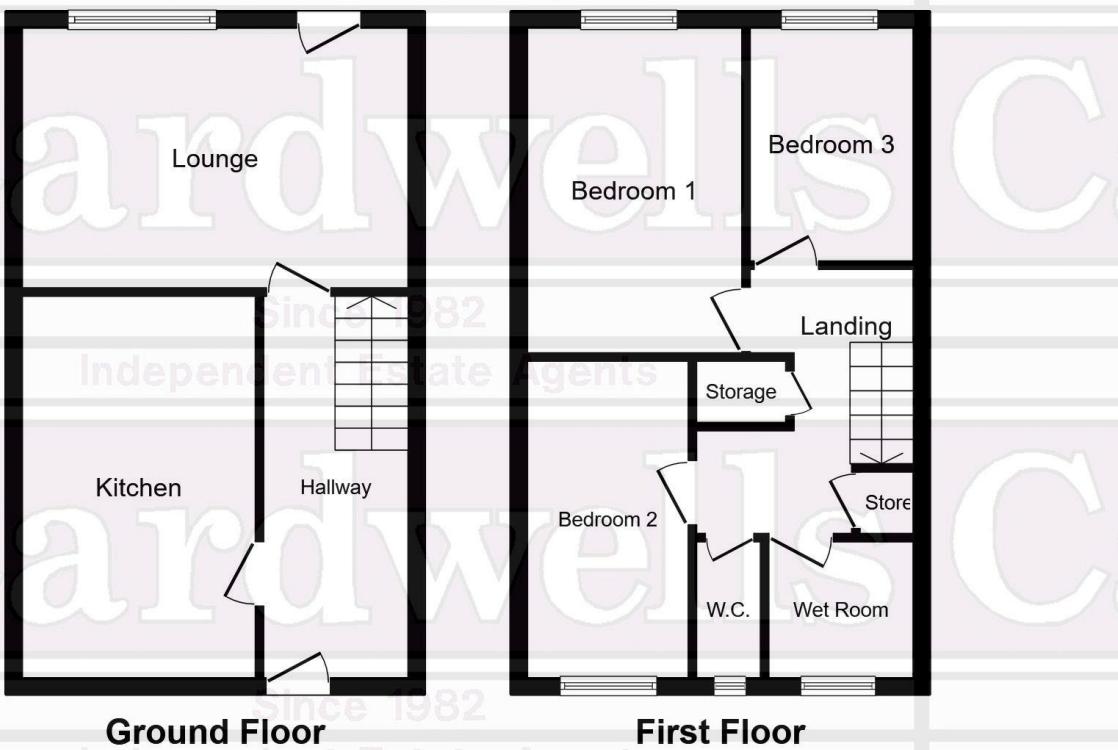
Independent Estate Agents

# Cardwells

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**CASTLEFORD CLOSE, BOLTON, BL1 2QD**



Total floor area 76.0 sq.m. (818 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

- Mid terrace
- 3 bedrooms
- No upward chain
- Popular and convenient location
- Requires some updating
- Lounge, kitchen dining room
- Close to local amenities
- Offers great potential



**£127,500**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells are pleased to offer for sale this three bedroom mid terrace house, situated in a very popular and convenient location, close to good transport links, schools and Bolton town centre. The property has the advantage of no upward chain involved however it does require some modernisation. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). The accommodation briefly comprises; Entrance hall, lounge and a kitchen dining room. Upstairs there are three bedrooms, wet room and a separate WC room. Outside there are paved gardens to the front and rear. The property also benefits from double glazing and gas central heating.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC double glazed front door leading to

**Entrance hall:** Radiator, staircase to the landing, doors leading to

**Lounge:** 15' 7" x 10' 6" (4.75m x 3.20m) uPVC double glazed window and door garden aspect, stone fireplace incorporating an electric fire, radiator.

**Kitchen:** 15' 5" x 9' 5" (4.70m x 2.87m) uPVC double glazed window front aspect fitted wall and base units with complimentary working surfaces, space for a cooker, washing machine, tumble dryer and a fridge freezer, inset single bowl single drainer stainless steel sink unit with mixer tap, tiled floor.

**Landing:** Access to the loft, built-in storage cupboard, built in airing cupboard.

**Bedroom 1:** 13' 0" x 8' 8" (3.96m x 2.64m) uPVC double glazed window rear aspect.

**Bedroom 2:** 13' 0" x 6' 6" (3.96m x 1.98m) uPVC double glazed window front aspect.

**Bedroom 3:** 9' 5" x 6' 8" (2.87m x 2.03m) uPVC double glazed window rear aspect.

**Wet room:** uPVC frosted double glazed window front aspect , shower area, wash basin, radiator.

**Separate w.c:** uPVC frosted double glazed window front aspect, close couple WC.

**Garden:** To the front - a gate gives access to a paved pathway with gravelled area to side. To the rear there is an enclosed garden which is mainly paved, the gate gives access to the rear lane

**Price:** £127,500

**Viewings:** All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 38121, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk), 7 days a week.

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members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

