



DUNSTAN STREET, BOLTON, BL2 6AU



- Wonderful terraced on cobbled road
- 2 Double bedrooms
- Superbly presented throughout
- Worcester gas combi boiler
- Beautiful kitchen diner
- Ever popular location
- Ideal 1st home ready to move in
- Sold with no onward chain



Offers in the Region Of £140,000

BOLTON

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

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

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



Situated on a cobbled street and sold with no further upward chain delay is this beautiful two double bedroom terraced property. Situated just a short walk from excellent every day amenities including: shops restaurants, sporting facilities and beautiful countryside. The area is consistently popular, while the motorway network via St Peter's Way and the town centre of Bolton are just a short drive away. The property is very well presented throughout and in our opinion is ready to move straight into, with accommodation that briefly comprises: entrance vestibule, lounge with feature stove fire in an exposed brick chimney breast, beautiful kitchen/diner, landing with drop down ladder access to the storage loft area, two double bedrooms the furniture in the master bedroom is included and there is built in wardrobes/storage space in the second double bedrooms, the bathroom enjoys a bath and a separate shower enclose. Externally there is an easy maintenance rear garden designed for all year round use and enjoyment. The property benefits from double glazing, a Worcester gas combination central heating boiler, and is available with no further upward chain delay. There is a great deal to admire and a viewing comes with our highest recommendations. In the first instance there is a walk-through viewing video available to watch and then an in-person viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule: 3' 5" x 2' 5" (1.036m x 0.725m) Quality entrance door.

Living room: 13' 2" x 13' 10" (4.016m x 4.217m) Measured at maximum points. uPVC window to the front with fitted blinds, feature exposed brick chimney breast with feature stove, oak flooring, radiator, feature wallpaper to either side of the chimney breast, inset ceiling spot lighting .

Kitchen diner: 14' 0" x 13' 10" (4.272m x 4.217m) A beautifully appointed and professionally fitted kitchen with a super range of matching: drawers, base and wall cabinets, double oven/grill, electric hob with extra extractor over, wine chiller, white ceramic sink and drainer with mixer tap over, exposed feature brickwork to one wall, superb Arroll radiator, feature central lighting, understairs storage space off, quality rear entrance door which opens out onto the rear garden.

First floor landing: 5' 5" x 5' 3" (1.650m x 1.591m) Inset ceiling spot lighting, drop down ladder providing access to the boarded loft storage space.

Master bedroom: 14' 2" x 13' 3" (4.324m x 4.031m) Generously sized master bedroom with uPVC window to front complete with fitted blinds, wood flooring, and the matching bedroom furniture is included within the sale being two triple wardrobe units a tall chest of drawers and bedside drawers, radiator.

Bedroom 2: 16' 6" x 8' 4" (5.024m x 2.545m) Beautifully appointed double sized bedroom with uPVC window to the rear complete with fitted blinds, inset ceiling spot lighting, built-in wardrobe/storage space and a concealed Worcester gas combination central heating boiler.

Bathroom: 10' 7" x 5' 4" (3.238m x 1.635m) A superb four piece bathroom suite, comprising: corner shower enclosure, bath, wash hand basin with storage space below and dual flush WC, heated towel rail, uPVC window to the rear with fitted blinds, insect ceiling spot lighting, stylish natural stone tiling.

Rear garden: Fully enclosed and designed with all year around use and easy maintenance in mind, the garden shed is included within the sale.

Chain details: Cardwells Estate Agents Bolton are advised by our client that the property can be sold with no further upward chain delay.

Tenure: Cardwells Estate Agents Bolton premarketing research shows that the property is leasehold enjoying a 999 year term from 1st November 1858, meaning there is circa 832 years remaining. Our clients advise us that the annual leasehold charge is £1 per annum

Bolton council tax: The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is A, which is at an approximate annual price of around £1,511.

Conservation area: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Flood risk information: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having a "very low" risk of flooding.

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 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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.

