



WESTFIELD ROAD, MIDDLE HULTON, BL3 3TJ



- Wonderful True bungalow
- Consistently popular location
- Solar panels in place
- Two double bedrooms
- Large open plan lounge/diner
- Superb potential to update to taste
- Garage and driveway parking
- Manageable gardens, no upward chain



OIRO £195,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@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.

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



A true bungalow in a wonderful residential location offered for sale with only vacant possession, and no further upward chain delay. The property is ideally placed for easy access to: the motorway, network, shops, medical facilities, restaurants, sports clubs, and some beautiful local countryside. It is fair to point out that the property may benefit from some internal cosmetic updating to totally fulfil its potential. However there are solar panels fitted to the roof, which generate electricity, there is uPVC double glazing and gas central heating. The accommodation offer briefly comprises: hallway, large, open plan, lounge/dining room, kitchen, two double bedrooms, and a bathroom suite. There is a garage served by a block paved driveway, providing additional off-road car parking, and pretty gardens to the front and the rear.

There really is wonderful potential and a great deal to admire, viewing comes with our highest recommendations, in the first instance there is a walk through viewing video to watch. Then personal viewing appointments 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:

Hallway: 13' 7" x 2' 11" (4.145m x 0.885m) uPVC double glazed entrance door, radiator, storage space off containing the Potterton, traditional style, boiler and water tank.

Open plan lounge diner: 20' 2" x 22' 9" (6.143m x 6.937m) Measured at maximum point. Two large uPVC windows overlooking the rear garden, two radiators, exposed stone fireplace.

Kitchen: 12' 1" x 10' 9" (3.673m x 3.277m) uPVC window to the side, uPVC entrance door, radiator, fitted with a range of matching drawers, base, and wall cabinets, ceramic double drainer sink.

Bedroom 1: 13' 0" x 9' 7" (3.966m x 2.914m) Fitted wardrobes/furniture to one wall, radiator, uPVC window to the front with fitted blinds.

Bedroom 2: 9' 8" x 8' 5" (2.936m x 2.563m) Fitted furniture, giving wardrobes and storage space, uPVC window to the front with fitted blinds, radiator.

Bathroom: A white three-piece bathroom suite comprising: bath with shower over, pedestal, wash, hand basin, WC, and heated towel rail, uPVC window.

Garage: 15' 2" x 8' 0" (4.613m x 2.445m) Vehicle access open over door to the front, single glazed window to the rear, pedestrian door to the back garden, the garage contains the solar panel meter and the electric meter. The garage is served by a pattern and block paved driveway, providing additional private off-road car parking.

Plot size: The approximate overall plot size extends to around 0.07 of an acre.

Front garden: The front garden is neatly laid along.

Rear garden: The rear garden is fully enclosed with lawn and patio areas, metal garden shed.

Solar panels: Solar panels are fitted to the roof and are included within the sale. The meter for the system is in the garage

Chain details: The property is offered for sale with early vacant possession, and no further upward chain delay.

Conservation area: Cardwells Estate Agents Bolton, pre-marketing research indicates that the property is not set within the Egerton (Bolton) conservation area.

Flood risk information: Cardwells Estate Agents Bolton, pre-marketing research indicates that the family home is in a position which is regarded as having a "very low" risk of flooding.

Council tax: The detached bungalow is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is C rated which is at an approximate annual cost of £1,742 (at the time of writing).

Tenure: We understand that the property is leasehold enjoying a term of 999 years starting around 1967. Though we are awaiting confirmation of the charges and clarification of the facts, so we encourage all interested parties to check pertinent details with their solicitors.

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 or visiting; www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling: If you are thinking of selling 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 or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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 or visiting: www.Cardwells.co.uk

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).

