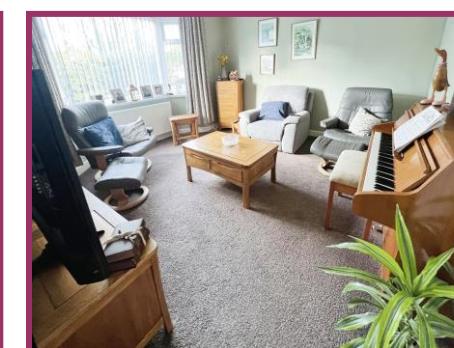


RADCLIFFE ROAD, THE HAULGH, BL2 1NZ



- Bay fronted semi-detached
- 2 reception rooms, 3 bedrooms
- No upward chain involved
- Mature gardens, generous driveway
- Leafy location, close to town centre
- Ideal family home
- Modern kitchen & bathroom
- Viewing advised



Offers in the Region Of £250,000

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

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**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk



Cardwells are pleased to offer for sale this lovely traditional bay fronted semi-detached house, situated in a very popular leafy location. The property is close to excellent amenities including transport links and schools, Bolton Town Centre is just a short walk away. The property has the advantage of 'no upward chain involved'. The spacious accommodation briefly comprises: entrance hall, guest wc, lounge, separate dining room and a modern fitted kitchen. Upstairs there are three bedrooms a bathroom and a separate WC. Outside there are generous size mature gardens and a block paved driveway, which provides ample off road parking. The property also benefits from UPVC double glazing and gas central heating. Viewing is highly recommended through Cardwells Estate Agents Bolton, 01204 381281 [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

UPVC double glazed front door with a frosted double glazed window aside.

**Entrance Hall:** Radiator, dado rail, coving to the ceiling, spindled staircase, leading to the landing. Doors leading to,

**Guest wc:** 5' 5" x 2' 3" (1.65m x 0.69m) UPVC, frosted double glazed window, side, aspect, close, coupled WC, wash basin with mixer tap, part tiling to the walls, extractor fan.

**Lounge:** 13' 6" x 12' 5" (4.11m x 3.78m) UPVC double glazed bay window, front aspect, radiator, below, coving to the ceiling.

**Dining Room:** 12' 7" x 11' 2" (3.83m x 3.40m) UPVC double glazed, sliding door, garden aspect, radiator, coving to the ceiling.

**Kitchen:** 11' 0" x 7' 8" (3.35m x 2.34m) UPVC double glazed window and door rear aspect, contemporary, fitted kitchen with wall and base units, complimentary working surfaces, and tiled splashback's, Inset, induction hob, extractor hood above, built in oven, integrated fridge freezer, integrated washing machine, tiled floor, radiator, inset spotlights to the ceiling.

**Landing:** UPVC, frosted double glazed window, side, aspect, dado rail, coving to the ceiling, access to the loft, doors, leading to:

**Bedroom One:** 11' 3" x 14' 7" (3.43m x 4.44m) UPVC double glazed bay window, front aspect, radiator below, coving to the ceiling.

**Bedroom Two:** 12' 7" x 11' 0" (3.84m x 3.35m) UPVC double glazed window rear aspect, fitted wardrobes with overhead storage, cupboards, radiator, coving to ceiling.

**Bedroom Three:** 8' 0" x 6' 9" (2.44m x 2.06m) UPVC double glazed window, front aspect, radiator, coving to the ceiling.

**Bathroom:** 7' 9" x 5' 7" (2.36m x 1.70m) UPVC, frosted double glazed window, rear aspect, enclosed corner bath with mixer tap/shower, attachment, shower cubicle, wash basin with mixer tap, part tiling to the walls, chrome plated, towel rail, inset, spotlights, extractor fan.

**Separate wc:** 4' 7" x 3' 0" (1.4m x 0.91m) UPVC frosted double glazed window side, aspect, close coupled WC, part tiling to the walls.

**Front Garden:** A block paved driveway provides ample off-road parking. To the side of the driveway, there is a delightful laid to lawn garden, with mature trees and plant displays. A wooden gate gives access along the side elevation to the rear garden.

**Rear Garden:** There is a generous sized garden which is mostly laid to lawn with plants beds aside. There is also a paved patio and a block paved barbecue area.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acres.

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

**Council Tax:** Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band C with Bolton Council at an approximate cost of around £1,742 per annum.

**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)

