



Independent Estate Agents
Cardwells Est. 1982

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BARDON CLOSE, HALLIWELL, BL1 3DH



- Very well presented three bed terrace
- Vacant possession! No onward chain
- Reception hallway/lounge diner
- High gloss fitted kitchen/on street parking
- Warmed by gas ch/uPVC double glazed
- Consistently popular residential area
- Landing/three bedrooms/separate Wc
- Two piece family bathroom suite



£180,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

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E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

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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.

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Cardwells Estate Agents Bolton are delighted to offer to the market with the added advantage of no upward chain and vacant possession this three bedroom terrace property on Bardon Close in Halliwell. Situated in a consistently popular residential area with excellent amenities, schools, transport links and places of worship all within close proximity. Briefly comprising: Reception hallway, lounge, very well appointed high gloss dining kitchen with integrated appliances, landing, three bedrooms, a separate Wc and a two piece family bathroom suite. We feel the property will be of particular interest to a growing family or first time purchase. To the outside our low maintenance gardens with readily available on street parking. A personal inspection comes to with our highest recommendations and this can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at bolton@cardwells.co.uk. Please watch my the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Reception hallway/utility: 8' 3" x 5' 7" (2.51m x 1.70m) Plumbing for a washing machine, base and wall units, uPVC double glazed window.

Dining kitchen: 19' 4" x 8' 6" (5.89m x 2.59m) Very well appointed professionally fitted kitchen comprising one and a half bowl sink unit with mixer tap over, high gloss base and wall units, integrated oven, microwave and dishwasher, double uPVC glazed double doors giving access to the rear, wall mounted radiator, two large built in storage cupboards.

Lounge: 19' 4" x 10' 9" (5.89m x 3.27m) Two uPVC double glazed windows, two wall mounted radiators.

Landing: 2' 5" x 10' 0" (0.74m x 3.05m) Cupboard housing the gas combination boiler, additional storage cupboard, loft access point.

Bedroom 1: 11' 10" x 11' 11" (3.60m x 3.63m) uPVC double glazed window, wall mounted radiator.

Bedroom 2: 11' 0" x 9' 10" (3.35m x 2.99m) uPVC double glazed window, wall mounted radiator.

Bedroom 3: 8' 3" x 7' 4" (2.51m x 2.23m) uPVC double glazed window, wall mounted radiator.

Separate w.c: 2' 7" x 4' 6" (0.79m x 1.37m) Two piece suite comprising WC Japanese style wash basin on a vanity unit, aqua boarding to the majority, frosted uPVC double glazed window, wall mounted heated towel rail.

Family bathroom: 6' 4" x 6' 2" (1.93m x 1.88m) Two piece feet comprising a wash basin on a vanity unit, bath with T bar mixer shower and fitted by folding screen, Aqua boarding to the majority, frosted double glazed window, wall mounted heated solar rail. To the outside there are low maintenance gardens to both front and rear with readily available off street parking.

Plot size: Cardwells Estate Agents Bolton research shows the plot size is approximately 78m².

Tenure: Cardwells Estate Agents Bolton research shows the property is of a freehold tenure.

Council tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of around £1,594.00 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: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Thinking of selling or letting in Bolton: 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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. 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 Estate Agents Bolton 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

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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

