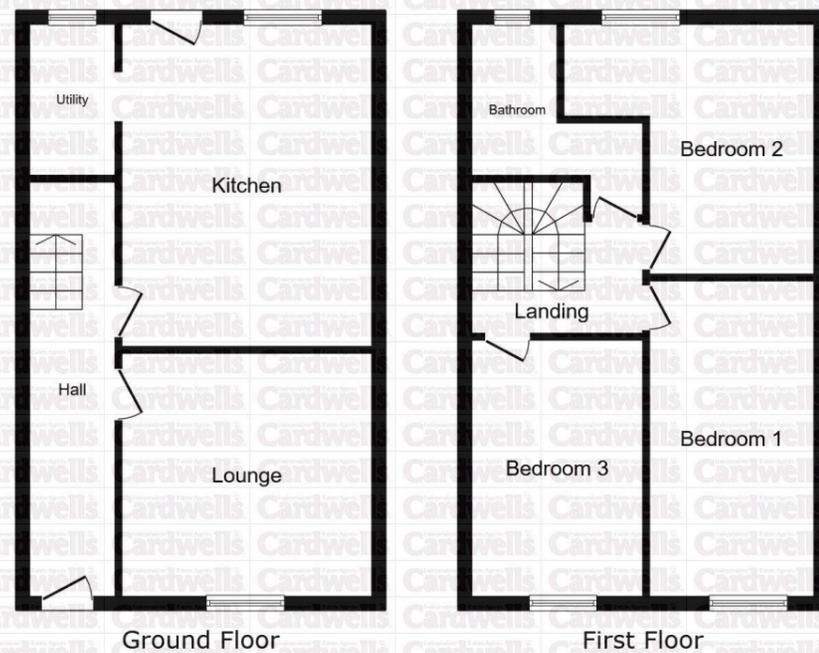




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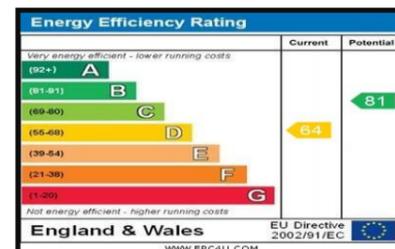
EDEN STREET, ASTLEY BRIDGE, BL1 6NU



- Sizeable terraced property
- Three bedrooms
- Two Reception Rooms
- Utility area
- Three piece bathroom
- Good sized rear yard
- Popular location
- No onward chain delay



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



£125,000

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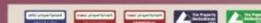
LETTINGS & MANAGEMENT

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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.



This deceptively spacious, three bedroom property is located in the popular area of Astley Bridge within walking distance of Asda supermarket, wide ranging amenities and good transport links. The property is currently tenanted but is to be offered with vacant possession upon completion. The accommodation is deceptively spacious comprising entrance hall, lounge, dining kitchen, utility area, three bedrooms and a bathroom with three piece suite. The property also enjoys a sizeable rear yard area. Available with no onward chain delay and being of interest to investors and private buyers alike, early viewing is advised which can be arranged by phoning out Cardwells Estate Agents Bolton office on 01204 381281, emailing bolton@cardwells.co.uk or online [@cardwells.co.uk](http://www.cardwells.co.uk).

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: 22' 0" x 4' 3" (6.7m x 1.3m) Double glazed door to the front elevation. Stairs lead off to the first floor landing.

Lounge: 12' 2" x 12' 2" (3.7m x 3.7m) Double glazed window to the front elevation. Focal fireplace. Meter cupboard. Radiator.

Dining / Kitchen: 16' 1" x 12' 2" (4.9m x 3.7m) Double glazed window and door to the rear elevation. Range of base units with contrasting work surfaces. Inset sink and drainer. Plumbed for washing machine. Tiled floor. Radiator. Opens onto the utility area.

Utility area: 7' 3" x 4' 3" (2.2m x 1.3m) Double glazed window to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Space for fridge / freezer. Electric cooker. Tiled floor to match the kitchen.

First floor landing: Stairs lead off the hall to the first floor landing. Loft access.

Bedroom One: 12' 6" x 12' 6" (3.8m x 3.8m) Double glazed window to the rear elevation. Radiator.

Bedroom Two: 15' 9" x 8' 2" (4.8m x 2.5m) Double glazed window to the front elevation. Radiator.

Bedroom Three: 12' 10" x 7' 7" (3.9m x 2.3m) Double glazed window to the front elevation. Radiator.

Bathroom: 7' 7" x 7' 7" (2.3m x 2.3m) Double glazed window to the rear elevation. Three piece suite comprising bath with shower over, close coupled w.c. and pedestal wash hand basin. Radiator.

Externally: This pavement fronted property enjoys a sizeable rear courtyard area.

Plot Size: Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

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 or visiting: www.Cardwells.co.uk.

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 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 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). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

