

BOLTON ROAD, ATHERTON, M46 9JY



- No onward chain
- Large rear garden
- Four bedrooms
- Popular location
- Two reception rooms
- Kitchen breakfast room
- Four piece bathroom
- Close to local amenities and commuter routes



Offers in Excess of £170,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

14 Market St, Bury, BL9 0AJ

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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Offered for sale with NO ONWARD CHAIN is this well presented and sizeable home located within Atherton. This garden fronted terraced home is well presented throughout and boasts generous accommodation with a superb garden to the rear. The property is located close to many local amenities, commuter routes and would make a wonderful home. Internally the accommodation comprises a lounge, dining room and kitchen/breakfast room to the ground floor with four good sized bedrooms and a four piece family bathroom to the first floor. Externally there is a low maintenance flagged garden leading to the front. The rear garden is a fantastic size with a cobbled patio area and lawned garden to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge: 13' 10" x 10' 11" (4.22m x 3.32m) Ceiling light point, radiator, double glazed window to the front.

Dining room: 13' 11" x 12' 11" (4.24m x 3.93m) Ceiling light point, radiator, stairs to the first floor, open into the kitchen.

Kitchen breakfast room: 14' 11" x 8' 10" (4.55m x 2.70m) Ceiling light point, double glazed window to the rear, double glazed French doors leading to the garden, range of fitted wall and base units with extractor fan, integrated electric hob and electric oven, space for a washing machine and fridge freezer, stainless steel sink with mixer tap and drainer, Tiled floor with splashback to the walls.

Landing: Downlights, radiator, loft access.

Bedroom 1: 10' 11" x 10' 2" (3.32m x 3.09m) Ceiling light point, radiator, double glazed window to the front.

Bedroom 2: 12' 8" x 7' 7" (3.87m x 2.30m) Downlights, radiator, double glazed window overlooking the garden to the rear.

Bedroom 3: 11' 1" x 6' 9" (3.39m x 2.05m) Ceiling light point, double glazed window to the front, radiator.

Bedroom 4: 8' 4" x 7' 7" (2.54m x 2.32m) Ceiling light point, radiator, double glazed window overlooking the garden.

Bathroom: 9' 11" x 5' 7" (3.03m x 1.70m) Downlights, radiator, four piece suite incorporating a WC, pedestal sink, walk-in shower cubicle, panelled bath with mixer tap, tiled wall walls, extractor fan.

Outside: To the front of the property there is a low maintenance flagged garden leading to the front. The rear garden is a fantastic size with a cobbled patio area and lawned garden to the rear.

Viewings: All viewings are by advanced appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years less 10 days from 25 March 1938

Council tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1354

Flood risk information: 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.

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 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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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).

