



5 LILLY STREET, BOLTON, BL1 3AU



- Extended mid terrace home
- Ideal 1st home or buy to let
- Two double bedrooms
- Two reception rooms
- Ground floor white 3pc bathroom
- Worcester gas combi CH, UPVC DG
- Modern RCD fuse box
- Vacant possession, no chain delay



£110,000

BOLTON 11 Institute St, Bolton, BL1 1PZ T: 01204 381 281 E: bolton@cardwells.co.uk	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
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An extended two bedroom, two reception room mid terrace property with modern Worcester gas combination central heating boiler and a modern style electrics including a metal RCD fuse box. It is fair to point out that cosmetic updating and improvements would enhance the property and this is an ideal opportunity to refurbish a property to your own tastes and specifications. It may well be that this makes an ideal first home or perhaps a superb addition to a landlords buy to let property portfolio. The location is consistently popular being within walking distance of: shops, transport links, sporting facilities/clubs, restaurants and easy access to the town centre of Bolton. The accommodation on offer briefly comprises: living room, dining room, kitchen, ground floor bathroom, first floor landing, and two first floor double bedrooms. Externally there is a paved easy maintenance rear garden. Importantly, the property is sold with early vacant possession and no further upward chain delay, therefore it is hoped a prompt completion can be arranged when the sale is agreed. An early personal viewing is highly recommended to avoid disappointment. In the first instance there is a walk-through viewing video available to watch and then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Living room: 12' 11" x 11' 8" (3.946m x 3.557m) uPVC window to the front, uPVC entrance door with uPVC double glazed window above, radiator, storage cupboard containing the metal RCD fuse box.

Dining room: 10' 5" x 11' 8" (3.185m x 3.546m) At maximum points. uPVC window to the rear, radiator, built-in under stairs storage space, door off to the stairs that lead up to the first floor, door off to the kitchen.

Kitchen: 9' 1" x 6' 7" (2.762m x 2.002m) Fitted drawers, base and wall cabinets, freestanding cooker with gas hob, grill and oven, freestanding Bosch washing machine, stainless steel sink and drainer with mixer tap over, radiator, uPVC window to the side, double glazed side entrance door, door off to the ground floor bathroom.

Bathroom: 5' 4" x 6' 6" (1.623m x 1.985m) A white three-piece bathroom suite comprising pedestal wash hand basin, WC and bath with both handheld and overhead shower options, ceramic wall and floor tiling, tall heated towel rail, uPVC window.

First floor landing: Loft access point.

Bedroom 1: 11' 8" x 11' 6" (3.557m x 3.493m) New uPVC window to the front with fitted blinds, radiator.

Bedroom 2: 11' 11" x 8' 7" (3.622m x 2.617m) uPVC window to the rear, radiator, neutral decorations, quality carpet, built-in storage space containing the Worcester Green Star Combi boiler.

Outside: The rear garden is paved for easy maintenance and all year round use.

Chain details: The property is sold with no further upward chain delay and early vacant possession, it is hoped that a prompt completion can be arranged once a sale is agreed.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold with title number: GM175112. We understand that the leasehold term is 5,000 years from the 1st October 1886 with an annual leasehold ground rent charge of around £5.50.

Council tax: The property is located in the borough of Bolton and the Council tax band rating A, with an approximate annual cost of £1,511

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding.

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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. A walk through viewing video is available to watch in the first instance at your convenience.

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 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

