

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

Independent Estate Agents
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BOLTON ROAD, KEARSLEY, BL4 9BU



- No onward chain
- Elevated position
- Two bedrooms
- Lounge and kitchen/diner
- Cloakroom/wc and four piece bathroom
- Loft room
- Rear yard
- Close to commuter routes



£115,000

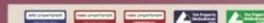
BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

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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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this garden fronted mid terraced property offering good sized accommodation throughout. Bolton Road is well placed for many local amenities and commuter routes with Kearsley train station being a short walk away and the M60 motorway link just being a few short gear shifts away. Internally the property comprises a lounge, kitchen/diner and cloakroom/wc to the ground floor with two bedrooms and a four piece family bathroom to the first floor with the additional benefit of a loft room which would be perfect as a office/study. Externally the front of the property is set back in an elevated position off Bolton Road with front garden. The rear of the property is a good sized enclosed rear yard with the potential for off road parking. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule:

Lounge: 15' 3" x 15' 1" (4.65m x 4.59m) Ceiling light point, radiator, double glazed window to the front, feature fireplace and surround.

Kitchen/diner: 15' 3" x 9' 10" (4.64m x 2.99m) Ceiling light point, under stairs storage, double glazed window overlooking the rear garden, range of fitted wall and base units with extractor fan, one and a half bowl stainless steel sink with mixed tap and drainer, space for a washing machine, dryer, electric cooker, fridge freezer, radiator, tiled flooring.

Cloakroom/wc: 4' 0" x 2' 4" (1.21m x 0.72m) Ceiling light point, extractor fan, WC, wash hand basin, double glazed window to the side, tiled floor and walls.

Landing: Ceiling light point, door leading to the loft room.

Bedroom One: 15' 3" x 9' 1" (4.65m x 2.78m) Ceiling light point, radiator, double glazed window to the front.

Bedroom Two: 16' 0" x 7' 1" (4.88m x 2.16m) Ceiling light point, radiator, double glazed window to the rear, wall mounted boiler.

Bathroom: 9' 11" x 7' 10" (3.01m x 2.38m) Ceiling light point, double glazed window to the rear, four piece suite incorporating a WC, pedestal sink, panelled bath, walk-in shower cubicle, radiator, tiled splashback to the walls.

Loft Room: 16' 7" x 15' 2" (5.05m x 4.63m) Ceiling light point, double glazed skylights to the rear.

Externally: The front of the property is set back in an elevated position off Bolton Road with front garden. The rear of the property is a good sized enclosed rear yard with the potential for off road parking.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.3 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold, 979 years from Council Tax:

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. 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 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

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