



Independent Estate Agents  
**Cardwells**  
[www.cardwells.co.uk](http://www.cardwells.co.uk)

**VINCENT STREET, BOLTON, BL1 4SA**



- Two bed terrace plus converted loft room
- Lounge/dining room/extended kitchen
- Two double beds/3 piece shower room
- Double glazed to majority/gas C.H
- Close proximity to Bolton town centre
- Excellent local schools/amenities
- Accommodation over 3 levels
- Very well presented throughout



**Offers in Excess of £120,000**

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**Cardwells**  
 Est. 1982

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells are delighted to offer to the market this two bedroom mid terraced extended property boasting accommodation over three levels. Situated off Gilnow Road and perfectly positioned for a short commute to Bolton town centre, excellent local nurseries, schools and fantastic transport links are all within easy reach. Warmed via a gas combination boiler and uPVC double glazed to the majority, a personal inspection comes with our highest recommendations. Briefly comprising: Lounge, dining room, extended kitchen, landing, two bedrooms and a family shower room on the first floor and a useful converted loft room completes this versatile accommodation. Viewings can easily be arranged, seven days a week by Cardwells Estate Agents Bolton on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC entrance door into

**Lounge:** 13' 5" x 12' 1" (4.09m x 3.68m) Quality fitted carpets, wall mounted electric fire, uPVC double glazed window, wall mounted radiator.

**Dining room:** 9' 11" x 12' 1" (3.02m x 3.68m) Quality fitted carpets, balustraded staircase to the first floor, wall mounted radiator.

**Kitchen:** 10' 7" x 8' 5" (3.22m x 2.56m) Professionally fitted kitchen comprising stainless steel sink unit, base and wall units, worktops, space for white goods, wall mounted cupboard housing the gas combination boiler, cushion flooring, 2 uPVC double glazed windows, uPVC door giving access to the rear yard.

**Landing:** 13' 5" x 5' 0" (4.09m x 1.52m) Quality fitted carpets, staircase leading to the loft room. uPVC double glazed window

**Bedroom 1:** 13' 8" x 6' 9" (4.16m x 2.06m) Quality fitted carpets, uPVC double glazed window, wall mounted radiator.

**Bedroom 2:** 10' 0" x 7' 10" (3.05m x 2.39m) Quality fitted carpets, uPVC double glazed window, wall mounted radiator.

**Shower room:** 10' 4" x 5' 1" (3.15m x 1.55m) Three piece suite comprising WC, pedestal wash basin, walk in shower cubicle, floor tiling, frosted uPVC double glazed window, wall mounted radiator.

**Loft room:** 8' 3" x 9' 4" (2.51m x 2.84m) Quality fitted carpets, built in storage cupboard, wall mounted radiator, timber double glazed skylight.

**Outside:** To the outside is on street parking and there is a small enclosed yard to the rear.

**Tenure:**

**Council Tax Band:** We are advised that the Council tax band is A. The annual charges for 2022/23 are £1359.24

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). In the first instance a walkthrough viewing video is available to watch.

**Thinking of selling?** If you are thinking of selling 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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 Estate Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bolton 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 Estate Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

