



Independent Estate Agents



Ground Floor

First Floor

Total floor area 63.8 sq.m. (687 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Est. 1982

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CLAY STREET, BROMLEY CROSS, BL7 9BU



- Two bedroom mid terrace
- Lounge with wood burning stove
- Ideal for a first time buyers or landlords
- Main Gas Combi C.H boiler, uPVC D.G
- 3pc white shower room suite
- Garden area to the rear
- Close to train station, restaurants
- No upward chain delay



£159,995

BOLTON

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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.



Situated in the heart of Bromley Cross village, North Bolton, BL7 is this two bedroom mid terraced property which may be of particular interest to first time buyers or landlords looking to expand their rental property portfolio. The property is within walking distance of Bromley Cross railway station which directly serves: Manchester, Salford, Bolton and Blackburn. The beautiful countryside of The Jumbles and the West Pennine Moors are within walking distance, as are fabulous restaurants such as: The Retreat & Cibo, there are superb schools nearby (Turton High, Walmsley, St. John's and Eagley) wonderful shopping facilities with Sainsbury's, The Co-op and other independent retailers just a short walk away, while there are wonderful sporting leisure facilities in the area too, with The Last Drop Village, Turton Golf Club, Dunsar Golf Club and Duscar Sailing Club and Eagley Sports complex are local. The accommodation extends to around six hundred and eighty eight square feet / sixty four square metres with accommodation that briefly comprises : entrance vestibule, living room with wood burning stove, fitted kitchen/diner, first floor landing, two generous bedrooms and a white three-piece shower room suite. Externally there is an enclosed yard style garden to the rear. The property benefits from a modern gas combination central heating boiler, uPVC double glazing and importantly is sold with early vacant possession and no further upward chain delay. An early viewing is advised to appreciate all that is on offer. In the first instance there is a walk through viewing video available to watch and then a personal appointment 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:

Entrance Vestibule: 3' 3" x 3' 2" (0.99m x 0.96m) UPVC entrance door, meter cupboard, feature stained glass window internal to the living room.

Living Room: 13' 6" x 13' 0" (4.11m x 3.96m) UPVC window to the front, neutral decoration, the room is complete with a wood burning stove, radiator, electric cupboard containing the electric meter and RCD metal fuse box which does not require a retest until September 2027.

Kitchen/diner: 12' 4" x 12' 11" (3.76m x 3.93m) A quality professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, oven/grill, electric hob with extractor over, stainless steel sink and drainer with mixer tap, UPVC window overlooking the garden, UPVC rear entrance door, radiator, Open plan under the stairs, ample dining space, wall mounted gas combination central heating boiler, stairs off to the first floor.

Landing: 5' 8" x 4' 0" (1.73m x 1.22m) Loft access point.

Master Bedroom: 10' 5" x 12' 11" (3.17m x 3.93m) UPVC window to the front, radiator, quality carpeting, feature fireplace.

Bedroom 2: 15' 8" x 7' 11" (4.77m x 2.41m) uPVC window to the rear, radiator, neutral decorations.

Shower Room: 9' 4" x 4' 5" (2.84m x 1.35m) A white three-piece shower room suite comprising: dual flush WC, pedestal wash hand basin and generously sized central shower cubicle with electric shower, heated towel rail, swapped lighting, extractor, uPVC window, complementary contrasting ceramic wall and floor tiling.

Rear Garden: Predominantly paved for easy maintenance with an elevated flower bed.

Chain details: The property is offered for sale with early vacant possession and no further upward chain delay.

Plot Size: The overall approximate plot size is around 0.01 of an acre.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold enjoying a term of 980 years from 14th September 1887 meaning there is around 843 years remaining, at the time of writing we do not have details of the ground rent charge.. We understand that the Land Registry title number is GM577809.

Energy Performance Certificate (EPC): The energy performance certificate shows that the rating for the property is currently a D rating and this certificate is valid until the 19th of June 2032.

Flood Risk Information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Conservation Area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Bolton Council Tax Band: The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is A at an annual cost of around £1,432 per annum.

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 a property 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 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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