



BRANDWOOD STREET, BOLTON, BL3 4BQ



- Pavement fronted mid terraced
- Lounge and kitchen diner
- Two bedrooms
- Loft room
- Tenant vacating May 2026
- Gas C.H & uPVC double glazing
- Close to local amenities and commuter routes
- Walking distance to places of worship



Offers in Excess of £160,000

BOLTON

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E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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Located within a popular area, just off St Helens Road is this pavement fronted mid terraced property. There is currently a tenant within the property however our client informs ourselves that the property will become vacant possession from May 2026. The property is located close to many local amenities, places of worship, schools and is also well placed for commuter routes. Internally the property comprises a vestibule, lounge and kitchen/diner to the ground floor with two bedrooms and a bathroom to the first floor with a further addition of a loft room access via a door and stairway from the rear bedroom. The property is 818 sq ft approximately. Externally the property is pavement fronted with an enclosed yard to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Door leading into the lounge.

Lounge: 14' 9" x 12' 11" (4.50m x 3.94m) Ceiling light point, radiator, double glazed window to the front, feature fire surround.

Kitchen diner: 12' 11" x 10' 11" (3.93m x 3.33m) Ceiling light point, stairs to the first floor, double glazed window to the rear, door to the rear, radiator, range of fitted wall and base units with extractor fan, integrated gas hob, electric oven, stainless steel sink with mixer tap and drainer, space for a washing machine, tiled splashback to the walls.

Landing: Ceiling light point.

Bedroom 1: 13' 0" x 11' 4" (3.95m x 3.46m) Ceiling light point, radiator, double glazed window to the rear, door and stairs leading to the loft room.

Bedroom 2: 12' 11" x 9' 3" (3.94m x 2.81m) Ceiling light point, radiator, double glazed window to the front, fitted wardrobes.

Bathroom: 6' 7" x 5' 4" (2.00m x 1.62m) Ceiling light point, extractor fan, radiator, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap, tiled walls.

Loft room: 14' 8" x 13' 0" (4.48m x 3.96m) Ceiling light point, laminate effect flooring, double glazed skylights to the front and the rear, storage to the eaves.

Outside: The property is pavement fronted with an enclosed yard to the rear.

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

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 1 May 1897

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual cost of £1511

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property not in a conservation area.

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 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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