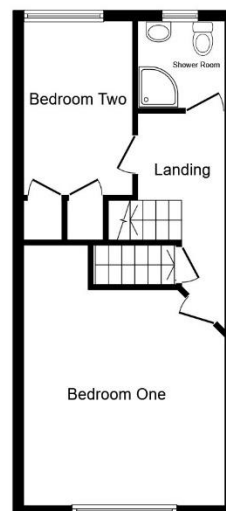
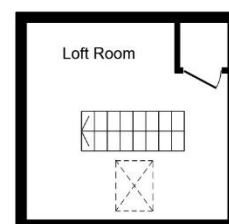


Ground Floor



First Floor



Second Floor

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.co

## DORSET STREET, THE HAULGH, BL2 1HR



- Two bedrooms & a loft room
- Accommodation over three levels
- Kitchen extension to the rear
- Two reception rooms
- Gas CH, UPVC DG, Vacant Possession
- Walking distance to Bolton town centre
- Superb potential for a buy to let
- Sold with no upward chain delay



**£149,000**

### BOLTON

11 Institute St, Bolton, BL1 1PZ  
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E: bolton@cardwells.co.uk

### BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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With accommodation over three levels, two bedrooms, a staircase accessed loft room, two reception rooms and a kitchen extension, this is deceptively spacious mid terraced home. Set in a consistently popular location, just a short walk from Bolton town centre, Bolton train station, shops, restaurants and wonderful leisure facilities are all nearby. Locally there is beautiful countryside ready to be explored on foot or bicycle. The accommodation on offer briefly comprises: entrance vestibule, living room, dining room, fitted kitchen, first floor landing, two bedrooms, shower room and a loft room. There is a neat garden to the front and an enclosed rear garden. The property benefits from double glazing, gas central heating and importantly is available with no further upward chain delay. There really is a great deal to be admired and a personal viewing is essential 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 viewing inspection can be arranged by calling 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).

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

**Entrance Vestibule:** 2' 9" x 2' 11" (0.839m x 0.894m) UPVC window above the matching entrance door.

**Living Room:** 14' 3" x 13' 4" (4.350m x 4.065m) Measured at maximum points. UPVC window to the front fitted with blinds, two radiators, quality carpeting.

**Dining Room:** 13' 4" x 11' 3" (4.066m x 3.440m) Spindled stairs off to the first floor, radiator, quality carpeting. The dining room opens into the kitchen.

**Kitchen:** 13' 2" x 7' 2" (4.016m x 2.174m) Fitted with matching drawers, base and wall cabinets, stainless steel sink and drainer, wall mounted gas central heating boiler, UPVC window with fitted blinds overlooking the rear garden, rear entrance door, radiator, ceramic wall tiling.

**First Floor Landing:** 10' 4" x 6' 1" (3.149m x 1.858m) Quality carpeting, door off which provides access to the staircase which serves the loft room.

**Bedroom One:** 14' 4" x 13' 4" (4.359m x 4.072m) Measured at absolute maximum point. Professionally fitted bedroom furniture providing drawers, wardrobes and bridging cabinets, quality carpeting, UPVC window with fitted blinds, radiator.

**Bedroom Two:** 11' 6" x 7' 3" (3.510m x 2.209m) UPVC window to the rear, complete with fitted blinds, radiator, quality carpet, built-in wardrobes.

**Shower Room:** 5' 9" x 5' 9" (1.754m x 1.762m) Measured at maximum points. A three-piece shower room suite comprising: WC, wash hand basin with built under storage space and corner shower enclosure, heated towel rail, UPVC window.

**Loft Room:** 15' 7" x 13' 4" (4.742m x 4.075m) Double glazed sky window, radiator, built-in storage space, sloping head height with a maximum of around 2.451 meter, quality carpet

**Rear Garden:** Fully enclosed and designed in a yard style for easy maintenance and all year round use.

**Parking:** There is no private parking and on the road is a residence permit parking system in place £30 per annum. Vendor has informed us that they do park to the rear of the property.

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 990 years from 1 April 1887

**Plot Size:** The overall approximate plot size is around 0.02 of an acre.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band A, annual charges approximately £1432

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

**Flood Risk:** 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.

**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). 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](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. 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](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, 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

