



HASTINGS ROAD, HEATON, BL1 4NQ



- Garden fronted mid terraced
- Well presented throughout
- Two good sized bedrooms
- Modern fitted bathroom
- Bay fronted
- Lounge and kitchen/diner
- Enclosed rear yard
- Close to local schools



£140,000

BOLTON

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LETTINGS & MANAGEMENT

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Located within the always popular area of Heaton, close to many local amenities, is this good sized garden fronted terraced property which is beautifully presented throughout. The property enjoys good size rooms with tall ceilings and comprises a vestibule, lounge and kitchen/dining room to the ground floor and two good sized bedrooms with modern three piece bathroom suite to the first floor. Externally there is a garden with pathway leading to the front door to the front and at the rear of the property there is a low maintenance flagged yard with a gate 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: Ceiling light point, door into the lounge.

Lounge: 14' 1" x 13' 9" (4.30m x 4.20m) Ceiling light point, living flame gas fire and surround, double glazed bay window to the front, radiator, laminate effect flooring.

Kitchen diner: 13' 9" x 11' 2" (4.19m x 3.40m) Downlights, double glazed window to the rear, composite door to the rear, wall mounted boiler, stairs to the first floor, radiator, range of fitted wall and base units with extractor fan, integrated gas hob, electric oven, space for a fridge/freezer, washing machine, tiled floor, stainless steel sink with mixer tap and drainer.

Landing: Ceiling light point, loft access.

Bedroom 1: 13' 11" x 12' 4" (4.23m x 3.77m) Ceiling light point, radiator, double glazed window to the front.

Bedroom 2: 13' 3" x 8' 6" (4.04m x 2.60m) Ceiling light point, radiator, double glazed window to the rear.

Bathroom: 6' 5" x 6' 5" (1.96m x 1.95m) Downlights, double glazed window to the side, three piece suite incorporating a vanity unit with inset wc and sink, panelled bath with electric shower over, vinyl flooring with tiled splashback to the walls, radiator.

Externally: To the front of the property there is a garden with pathway leading to the front door and at the rear of the property there is a low maintenance flagged yard with a gate to the rear.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 995 years from 25 March 1909

Council tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1432

Flood risk information: 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.

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 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.

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

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

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