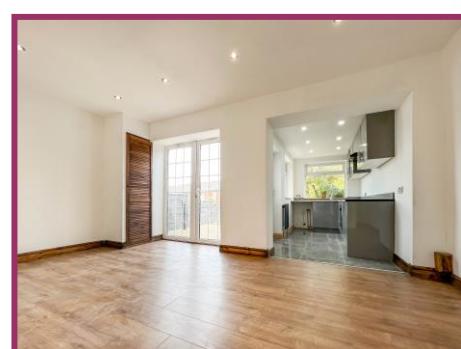
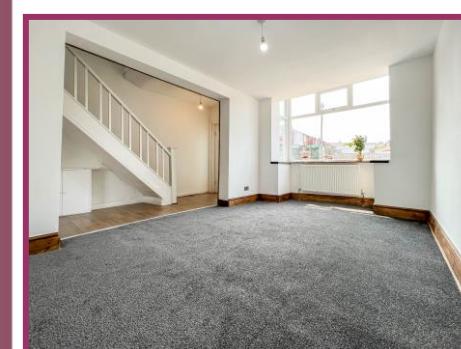


BERNARD GROVE, BOLTON, BL1 3LE



- Recently comprehensively refurbished
- Ideal to move the family straight into
- New kitchen, new bathroom, decor etc
- Bay window lounge, dining rm with patio doors
- Stylish professionally fitted kitchen
- Three bedrooms and modern bathroom
- Gas combi C.H, uPVC DG, new floor
- Sold with no upward chain delay



£179,995

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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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A recently refurbished and particularly well presented three bedroom family home offered for sale with early vacant possession and no further upward chain delay. Situated in a consistently popular residential area. The family sized home is ideally located for easy access to: popular schools (St Joseph's and Oxford Grove), shops, transport, links, beautiful countryside, and excellent sporting and leisure facilities. Improvement works that have been undertaken include: a new kitchen, a new bathroom, plastering, decorations, electrical, work, new lighting, new flooring, etc. This may be an ideal opportunity to move into a property where a great deal of work has already been done. The accommodation offer briefly comprises: entrance porch, reception hallway, bay window lounge, dining room with patio doors off to the rear garden, stylish, professionally fitted kitchen, first floor landing, three bedrooms and a modern white three-piece bathroom suite. There is an easy maintenance garden to the front and the rear garden enjoys a decked terrace and additional patio space being ideal for alfresco dining and entertaining. The family home benefits from gas combination central heating, uPVC double glazing and is hopefully ready to move straight into. There is a great deal to admire, and a viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk there is also a walk through viewing video available to watch.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC windows to the front and the side, quality entrance door, carpeted floor.

Reception hallway: 13' 8" x 5' 1" (4.170m x 1.555m) Wood laminate flooring, spindle staircase off to the first floor with quality carpeting, neutral decorations.

Living room: 15' 4" x 9' 11" (4.661m x 3.016m) uPVC bay window to the front, radiator, quality carpeting, neutral decorations, lovely attention to detail with the skirting boards and window sill, the living room is open plan to the reception hallway.

Dining room: 16' 1" x 9' 1" (4.892m x 2.764m) Quality timber flooring, radiator, inset ceiling spotighting, double uPVC patio doors off to the rear garden, large storage cupboard, containing the Worcester gas combination central heating boiler, the dining room is open plan to the kitchen.

Kitchen: 11' 9" x 6' 1" (3.584m x 1.852m) A stylish professionally fitted kitchen in anthracite shade with stainless steel handles to the matching: drawers, base and wall cabinets, stainless steel sink and drainer with mixer tap over, oven/grill, electric hob with extractor over, anthracite feature radiator, quality floor tiling, uPVC windows to the rear and the side, inset spot lighting, door off to the rear garden.

First floor landing: 8' 0" x 6' 1" (2.426m x 1.854m) Loft access point, inset ceiling spotighting, quality carpeting, neutral decorations.

Bedroom 1: 13' 2" x 9' 5" (4.018m x 2.879m) uPVC window to the front, radiator, quality carpeting, neutral decorations.

Bedroom 2: 9' 1" x 9' 5" (2.765m x 2.874m) uPVC window to the rear, radiator, quality carpeting, neutral decorations.

Bedroom 3: 8' 8" x 6' 1" (2.640m x 1.849m) uPVC window to the front, radiator, neutral decorations, quality carpet.

Bathroom: 5' 11" x 6' 0" (1.793m x 1.841m) A stylish, modern white three-piece bathroom suite, comprising shaped bath with fitted glass shower screen and shower over, dual flush WC, wash hand basin with built under storage space, uPVC window, stylish floor tiling, contrasting splashback tiling around the bath/shower, inset ceiling spotighting, heated towel rail.

Garden: Rear garden. There is a garden office, excellent space for sitting out and entertaining on the decked terrace. There are additional patio areas and stone built flowerbeds, and external storage outbuilding, outside tap, security lighting. Front garden has been designed for easy maintenance, finished in golden gravel and sat behind a low-level brick wall.

Plot size: The property enjoys an approximate overall plot size of 0.04 of an acre.

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

Tenure: We understand that the property is leasehold on a term of around 990 years from 12 May 1929. We are awaiting confirmation of what the annual ground rent charge is. We encourage all interested parties to confirm these details with their solicitor.

Bolton council tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band B with Bolton Council at an approximate cost of around £1.524 per annum (Approx 2022-23 figure).

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.

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. 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 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

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

