

**NORTON STREET, ASTLEY BRIDGE, BL1 8PN**



- Well presented throughout
- Mid terraced property
- Lounge and kitchen diner
- Two bedrooms
- Three piece shower room
- Gas central heating
- Double glazing
- Close to local amenities & commuter routes



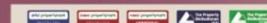
**£120,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within the popular area of Astley Bridge is this well presented mid terraced property which would be perfect for a first time buyer or a buy to let investor. The property is ideally located close to many local amenities with Asda being a short walk away and commuter routes all making this a popular location. Internally the property comprises a lounge and kitchen/diner to the ground floor with two bedrooms and a shower room to the first floor. Externally the property is pavement fronted and has a low maintenance yard to the rear with space for a shed and gate to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Vestibule:** Door leading into the lounge.

**Lounge:** 14' 10" x 13' 1" (4.52m x 4.00m) Ceiling light point, radiator, double glazed window to the front, living flame gas fire and surround.

**Kitchen diner:** 13' 2" x 9' 4" (4.01m x 2.85m) Ceiling light point, double glazed window to the rear, door to the rear, wall mounted boiler, range of fitted wall and base units with a stainless steel sink with mixer tap and drainer, space for a washing machine, gas cooker, fridge/freezer, tiled splashback to the kitchen walls.

**Landing:** Ceiling light point.

**Bedroom 1:** 14' 11" x 12' 9" (4.54m x 3.88m) Ceiling light point, radiator, fitted wardrobes.

**Bedroom 2:** 9' 4" x 5' 10" (2.84m x 1.79m) Ceiling light point, loft access, radiator, double glazed window to the rear.

**Shower room:** 6' 5" x 4' 1" (1.95m x 1.24m) extending to 2.12m Extractor fan, double glazed window to the rear, three-piece suite incorporating a WC, vanity unit with inset sink, walk in shower cubicle, wall mounted vertical ladder radiator, tiled splashback to the walls.

**Externally:** The property is pavement fronted with a low maintenance yard to the rear with space for a shed and gate to the rear.

**Viewings:** Please call Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, 5000 years from 1 June 1894

**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 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 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)

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