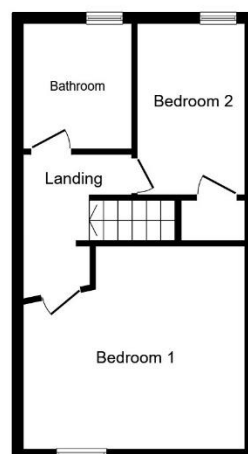
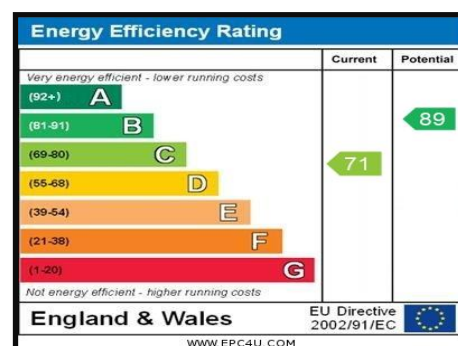


Ground Floor



First 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.uk](http://www.propertybox.co.uk)



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**LEIGH ROAD, ATHERTON  
M46 0PQ**



- Stylish two double bed terrace
- Ideal for a first time buyer
- Beautifully presented throughout
- Quality fitted kitchen/diner
- Inc: range style cooker, F/F, washer
- White 4pc bathrm with sep shower
- Enclosed Easy maintenance rear garden
- EPC: C, 785 ft.<sup>2</sup>, council tax band A



**OFFERS OVER £150,000**

#### BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

#### BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

#### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell & R.W. Thompson.



A very well presented two bedroom mid terrace property positioned in a consistently popular location close to superb everyday amenities including Atherton train station, popular schools, shops, restaurants and within an easy reach of superb sporting and leisure facilities. This property may be of particular interest to those looking for their first home or perhaps landlords looking to expand their buy to let property portfolio. The well presented accommodation extends to around seven hundred and eighty five square feet / seventy three square metres and briefly comprises: entrance vestibule, living room, stylish fitted kitchen / diner complete with slim range style cooker, fridge / freezer and washing machine, first floor landing, two double bedrooms and a stylish white four piece bathroom suite equipped with a separate shower cubicle and bath. Externally there is an easy maintenance rear garden ideal for all year round use and enjoyment. The property benefits from double glazing, gas central heating and in our opinion all that is on offer can only be fully appreciated by a viewing. In the first instance there is a walk-through viewing video available to watch, and then a personal viewing appointment 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** Ceiling light point, tiled floor, door leading to the lounge.

**Lounge** 14' 3" x 13' 3" (4.35m x 4.05m) Ceiling light point, double glazed window to the front, radiator, laminate effect flooring.

**Kitchen** 14' 4" x 13' 11" (4.36m x 4.24m) Downlights, double glazed window to the rear, radiator, under stairs storage, door to the rear, range of fitted wall and base units with extracted fan, space for a multi fuel range oven, washing machine, fridge/freezer, stainless steel sink with mixer tap and drainer, tiled floor with splashback to the walls.

**Landing** Ceiling light point, access.

**Master bedroom** 14' 4" x 13' 3" (4.37m x 4.03m) Ceiling light point, double glazed window to the front, radiator, laminate effect flooring.

**Bedroom Two** 10' 11" x 6' 11" (3.33m x 2.12m) Ceiling light point, radiator, double glazed window to the rear, storage cupboard.

**Bathroom** 8' 1" x 7' 0" (2.47m x 2.14m) Downlights, double glazed window to the rear, three piece suite incorporating a WC, pedestal sink, panelled bath with mixer tap, walk in shower cubicle, tiled floor with splashback to the walls, wall mounted vertical ladder radiator.

**Outside** The property is pavement fronted with rendering to the exterior. There is a low maintenance enclosed rear yard with rendered walls and a gate leading to the rear.

**Tenure** Cardwells Estate Agents Bolton pre marketing research shows that the property is Leasehold with 999 years from 25th March 1887 and £5.00 is payable per annum but would recommend seeking clarification from solicitors.

**Council Tax** Cardwells Estate Agents Bolton research shows the property's local authority is Wigan Council and the council tax is band A with annual charges of £1353.43 at the time of writing.

**Flood Risk** Cardwells estate agents Bolton research shows the property is in a low flood risk area.

**Conservation Area** Cardwells estate agents Bolton research shows the property is not in a conservation area.

**Viewings** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Thinking of selling** 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

