

STONECLOUGH ROAD, STONECLOUGH, M26 1HE



- Two Bedroomed Terraced
- Sought After Location
- Sizeable Lounge
- Fitted Dining Kitchen
- Four Piece Bathroom Suite
- Gardens Front & Rear
- Potential for Off Road Parking
- Early Viewing Advised



£173,000

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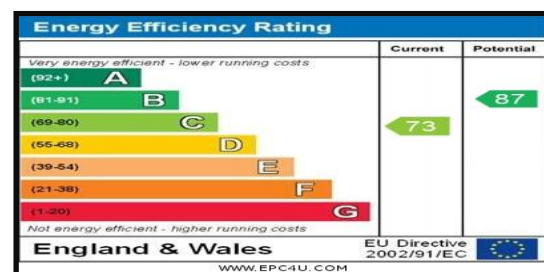
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located in the well regarded and sought after area of Stoneclough, this well presented two bedroom terraced property is certain to attract a great deal of interest in the current market being ideal for first time buyers, investors and downsizers alike, therefore early viewing is strongly advised to avoid missing out. The well presented accommodation briefly comprises entrance vestibule, lounge, fitted dining kitchen, two sizable bedrooms and a four piece family bathroom. Externally the property enjoys gardens to both front and rear with the potential to create off-road parking if required. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule Double glazed door to the front television leading into the vestibule. Glazed door into the lounge.

Lounge 14' 5" x 14' 1" (4.4m x 4.3m) Double glazed window to the front elevation. Laminate floor. Radiator.

Kitchen/Diner 14' 5" x 12' 2" (4.4m x 3.7m) Door and double glazed window to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Electric cooker. Plumbed for washing machine. Space for fridge freezer. Laminate floor. Central heating boiler. Radiator. Tiled splashback. Stairs lead off the kitchen to the first floor landing.

First Floor Landing

Bedroom 1 14' 5" x 11' 6" (4.4m x 3.5m) Double glazed window to the front elevation. Focal cast iron fireplace. Radiator.

Bedroom 2 14' 9" x 7' 10" (4.5m x 2.4m) Double glazed window to the rear elevation. Radiator. Laminate floor. Loft access.

Bathroom Double glazed window to the rear elevation. Four piece suite comprising bath, pedestal wash handbasin, close coupled WC and walk in shower cubicle.

Externally There is a low wall enclosed garden area to the front with pleasant views whilst the rear has a good sized patio area with outhouse and twin gated access providing potential for off-road parking if required. There are also pleasant views to the rear.

Price £173,000

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 30th October 1895, meaning that there are 870 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is A rated which is at an approximate annual cost of £1,515 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury 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 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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

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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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 estate Agents Bury 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"

