



Independent Estate Agents
Cardwells Est. 1982

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THE GROVE, THE HAULGH, BL2 1LZ



- No onward chain
- Three bedrooms
- Two reception rooms
- Semi detached family home
- The Haulgh
- Close to St Stephens Primary School
- Low maintenance gardens
- Close to St Peter's Way



£180,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within the popular area of The Haulgh and within a short walk of St Stephens Primary School is this semi detached property which is offered to the market with No Onward Chain. Internally the property comprises a good sized lounge and dining room with a sliding patio door leading to the conservatory and an extended fitted kitchen to the ground floor with two double bedrooms, both with fitted wardrobes, single bedroom and a modern fitted bathroom to the first floor. Externally there is a low maintenance flagged garden with a double glazed porch to the front and at the rear there is a low maintenance flagged garden with some flower beds and borders. For further information and to arrange a viewing ring Cardwells Estate Agents Bolton 01204381281 or email ourselves bolton@cardwells.co.uk or visit cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Double glazed door and windows, tiled floor and door leading to the entrance hallway.

Entrance Hallway: Ceiling light point, radiator.

Lounge: 11' 9" x 10' 6" (3.57m x 3.20m) Ceiling light point, wall lamps, radiator, double glazed window to the front, living flame gas fire and surround, sliding doors leading to the dining room.

Dining Room: 12' 2" x 10' 4" (3.71m x 3.14m) Ceiling light point, radiator, sliding patio doors leading to the conservatory.

Conservatory: 9' 1" x 7' 7" (2.78m x 2.31m) Double glazed sliding patio doors leading to the garden.

Kitchen: 17' 2" x 5' 11" (5.23m x 1.81m) Ceiling light point, door to the side, double glazed window to the rear, under stairs storage, fitted wall and base units with extractor fan, gas hob and electric oven, integrated dishwasher, fridge and freezer, space for a washing machine, one and a quarter sink with mixer tap and drainer, tiles splashback to the walls.

Landing: Ceiling light point, double glazed window to the side, loft access.

Bedroom 1: 12' 4" x 10' 6" (3.77m x 3.21m) Ceiling light point, double glazed window to the rear, fitted wardrobes, radiator.

Bedroom 2: 11' 9" x 9' 7" (3.57m x 2.92m) Ceiling light point, double glazed window to the front, fitted wardrobes, radiator.

Bedroom 3: 7' 7" x 6' 10" (2.31m x 2.09m) Ceiling light point, double glazed window to the front, radiator.

Bathroom: 7' 9" x 5' 10" (2.37m x 1.77m) Downlights, double glazed window to the rear, tiled floor and walls, fitted wc and sink within a vanity unit, panelled bath with mixer tap and shower over.

Externally: To the front of the property there is a low maintenance flagged garden with a double glazed porch leading into the entrance hallway. At the rear of the property there is a low maintenance flagged garden with some flower beds and borders.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

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 £1524 per annum.

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.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Thinking of selling or letting: 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

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