



Independent Estate Agents Cardwells

Est. 1982

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KIRKBY ROAD, HEATON, BL1 4EG



- Lovely mid terrace
- Two bedrooms
- Two reception rooms
- Modern fitted kitchen
- Utility room
- Modern three-piece bathroom
- Gardens to front and rear
- Sought after location



Offers Over £150,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk



Situated in a family friendly area this spacious two bedroom terraced property is very well presented and requires viewing to fully appreciate. The accommodation on offer briefly comprises vestibule, lounge, spacious dining room which opens onto the fitted kitchen, with a further utility room. The first floor has a fitted master bedroom with a good sized second bedroom and stylish three-piece modern bathroom suite. Externally the property enjoys low maintenance gardens to both front and rear. Located in an area which is well regarded having excellent schools and local amenities. This property is likely to be of interest to both private buyers and investors alike. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule: Double glazed door to the front elevation leading into the vestibule. Door leading into the lounge.

Lounge: 14' 1" x 10' 8" (4.3m x 3.26m) Double glazed bay window to the front, laminate flooring, radiator, electric fire.

Dining Room: 12' 6" x 14' 1" (3.8m x 4.3m) Double glazed door to the rear leading into the utility area, radiator, tiled flooring, built-in storage. Opens onto the kitchen.

Kitchen: 7' 8" x 6' 0" (2.34m x 1.83m) Double glazed window to the rear, range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer, electric hob with double oven below and extractor hood over. Tiled splashback.

Utility Room: 6' 3" x 5' 11" (1.9m x 1.8m) Double glazed window and door to the rear, plumbed for washing machine, space for fridge freezer, laminate flooring.

First Floor Landing: Stairs lead off the lounge to the first floor landing.

Bedroom One: 14' 5" x 10' 8" (4.4m x 3.25m) Double glazed window to the front, radiator, fitted wardrobes.

Bedroom Two: 15' 2" x 6' 4" (4.63m x 1.92m) Double glazed window to the rear, radiator.

Bathroom: Double glazed window to the rear, three piece suite comprising bath, dual flush wc and vanity sink unit. Chrome heated towel rail, airing cupboard.

Outside: The front of the property enjoys a low maintenance garden area, whilst the rear has an attractive courtyard, ideal for alfresco dining.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 990 years from 12 May 1904.

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1,432

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

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

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: 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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