

Independent Estate Agents
Cardwells Est. 1982

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SHREWSBURY ROAD, HEATON, BOLTON BL1 4NN



- Bay fronted mid terraced house
- No upward chain involved
- 2 reception rooms, 2 bedrooms
- Close to Bolton School & Queens Park
- Good transport links
- Ideal investment/ 1st time purchase
- Yard to rear
- UPVC double glazing



Offers Over £125,000

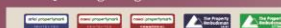
BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

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

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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 traditional bay fronted, two bedroom mid terraced house, situated in a very popular and convenient location, close to Bolton School, Queens Park and Bolton town centre. The property is offered for sale with the advantage of no upward chain involved and would make an ideal investment, first time purchase, or perhaps people wishing to downsize. Viewing this highly recommended through Cardwells estate agents, Bolton, (01204) 381281, bolton@cardwells.co.uk. The accommodation briefly comprises: Vestibule, entrance hall, lounge, separate dining room and kitchen. Upstairs, there are two bedrooms and a bathroom. Outside, there is a small garden to the front and a yard to the rear. The property also benefits from UPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Timber framed front door leading to,

Vestibule Door leading to

Entrance Hall Radiator, coving to the ceiling, doors leading to,

Lounge 15' 2" x 10' 8" (4.62m x 3.25m) UPVC double glazed bay window to front aspect, radiator, stone fireplace with a tiled hearth.

Dining Room 15' 5" x 14' 2" (4.70m x 4.31m) UPVC double glazed window, rear aspect, radiator, built in understairs storage cupboard, door leading to,

Kitchen 10' 5" x 7' 2" (3.17m x 2.18m) UPVC double glazed window, timber door, rear yard aspect, fitted wall and base units with working surfaces and tiled splashback's, inset single bowl, single drainer stainless steel sink unit with mixer tap, built in oven, inset four ring gas burner hob, space and plumbing for a washing machine, space for a fridge, quarry tiled floor, radiator.

From the dining room, there is an open plan, spindled staircase leading to

Landing Access to the loft, doors leading to

Bedroom 1 13' 1" x 12' 10" (3.98m x 3.91m) 2 UPVC double glazed windows to front aspect, fitted wardrobes, fitted dressing table, radiator.

Bedroom 2 14' 2" x 9' 0" (4.31m x 2.74m) UPVC double glazed window to rear aspect, radiator below.

Bathroom 4' 5" x 7' 6" (1.35m x 2.28m) UPVC frosted double glazed window to rear aspect, three piece suite comprising bath with a shower above, close coupled WC, wash basin, Tiled floor tiling to the walls, radiator.

Outside To the front there is a small garden. To the rear there is a paved yard and the gate gives access to the rear lane.

Approximate plot size The property is set in a plot which extends to around 0.02 of an acre.

Bolton Council Tax Rating 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 £1,359.24 (at the time of writing).

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

Flood risk information Cardwells Estate Agents Bolton pre-marketing research indicates that the detached family home is in a position which is regarded as having a "very low" risk of flooding.

Tenure The premarketing research that Cardwells Estate Agents Bolton have completed shows that the property is leasehold, We encourage all interested parties to seek clarification of this from their solicitor.

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? If you are thinking of selling 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.

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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