



Independent Estate Agents Est. 1982
Cardwells™

www.cardwells.co.uk

THE WALKWAY, BOLTON, BL3 4NT



- Detached bungalow
- Popular location
- Lounge, Kitchen
- 3 double beds/one used currently
- Gas C.H & uPVC D.G
- Garage parking
- Gardens to front and rear
- On onward chain



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

£245,000

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



Independent Estate Agents Est. 1982
Cardwells

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.

Offered for sale with No Onward Chain is this good sized detached bungalow located within the ever popular area of Ladybridge. Situated in a quiet, off beat position and close to many local amenities including Deane golf club and the M61 motorway network. Accessed via the rear of the property, the accommodation comprises a porch, hallway, lounge, dining room/or bedroom 3, kitchen, bathroom and two double bedrooms. Further benefits to the property include gas central heating, double glazing and garage parking. Probate is now granted. For further information please call Cardwells Estate Agents Bolton 01204381382.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Ceiling light point, double glazing, storage cupboard

Entrance hallway: Ceiling light point, loft access

Dining room: 13' 5" x 10' 10" (4.09m x 3.29m) Ceiling light point, double glazed window, radiator

Lounge: 18' 11" x 13' 0" (5.77m x 3.95m) Ceiling light point, wall lights, radiator, gas fire, double glazed window and door unit looking over the garden.

Kitchen: 12' 10" x 9' 10" (3.91m x 3.00m) Ceiling light point, double glazed window to the side, radiator, fitted wall and base units with extractor fan, space for an electric cooker, fridge/freezer, washing machine and dishwasher, stainless steel sink with mixer tap and drainer, tiled floor with splash back to the walls.

Bathroom: 7' 9" x 6' 4" (2.37m x 1.94m) Ceiling light point, double glazed window to the side, storage cupboard, heated towel rail, Wc, pedestal sink, panelled bath with electric shower, tiles walls.

Bedroom 1: 11' 11" x 11' 5" (3.62m x 3.48m) Ceiling light point, double glazed window, radiator.

Bedroom 2: 11' 10" x 11' 5" (3.61m x 3.48m) Ceiling light point, storage cupboard, double glazed window, radiator.

Externally: Access to the property is gained via a gate at the rear of the property. The gardens to the front and the rear are laid to lawn with mature beds and borders. A further benefit is the single garage which is located to the rear.

Viewing: All viewings are by advanced appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold residue of 999 years, date of lease and ground rent to follow

Council tax: Cardwells Estate Agents research shows the band is D, annual charges 2023/2024 2038.89

Plot size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.09 acre

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

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

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 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

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

