



**DOBSON ROAD, HEATON, BL1 4RT**



- 2 bed extended semi detached
- No chain involved
- Great location, opposite Bolton School
- Close to Queens Park & town centre
- Lounge, kitchen dining room
- Family room, wet room & en suite
- Generous size driveway
- Good local amenities



**£220,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

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. Cardwells are pleased to offer for sale, this extended two bedroom semi detached house, situated in a very popular and convenient location overlooking Bolton school and close to the town centre. The property would make an ideal family home, or perhaps a first-time purchase, with excellent amenities on the doorstep, including Queens Park, the motorway network, shops and schools etc. viewing is highly recommended through Cardwell's estate agents, Bolton, (01204) 381281, [bolton@cardwell.co.uk](mailto:bolton@cardwell.co.uk) The accommodation briefly comprises Entrance vestibule, hallway, wet room, lounge, kitchen, dining room and a family room. Upstairs, there are two bedrooms and an en suite shower room. Outside, there is a generous sized paved driveway which provides ample off street parking. The driveway leads to an attached single garage with an up and over door. The garden is mainly paved with gates giving access to the rear lane. Property also benefits from double glazing and gas central heating.

**Note: The photographs were taken before the tenant moved into the property.**

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule** 3' 9" x 3' 3" (1.14m x 0.99m) Steps up to UPVC entrance door, tiled flooring, UPVC door to;

**Hallway** 7' 8" x 13' 6" (2.34m x 4.11m) Laminate flooring, 2 radiators.

**Cloaks Wetroom** 9' 2" x 3' 0" (2.79m x 0.91m) W/C, wash basin, mixer shower, floor & wall tiling, heated towel rail.

**Lounge** 17' 1" x 12' 11" (5.20m x 3.93m) Into square bay, laminate flooring, feature fireplace & surround with ornamental fire, 2 UPVC double glazed windows, 2 radiators.

**Dining Kitchen** 17' 1" x 15' 6" (5.20m x 4.72m) Professionally fitted kitchen comprising; 1 1/2 bowl stainless steel sink with mixer tap over, high gloss base & wall units, worktops, oven & hob with extractor fan, laminate flooring to dining area, tiled flooring to the kitchen, UPVC double glazed window, radiator.

**Extended Family Room** 8' 8" x 12' 7" (2.64m x 3.83m) Laminate flooring, double UPVC doors to rear, radiator.

**Bedroom One** 14' 7" x 9' 0" (4.44m x 2.74m) Laminate flooring, built in wardrobe, 2 UPVC double glazed windows, radiator.

**En-suite** 5' 7" x 5' 6" (1.70m x 1.68m) W/C, wash basin, walk in shower cubicle, cushion flooring, Frosted UPVC double glazed window, heated towel rail.

**Bedroom Two** 17' 4" x 10' 9" (5.28m x 3.27m) Laminate flooring, 2 UPVC double glazed windows, radiator.

**Outside** Double doors offering secure parking at the rear, outhouse storage. Elevated paved & graveled front garden, driveway and garage.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 1000 years from 16 August 1961

**Council tax:** Cardwells estate agents Bolton research shows the property is band B £1524 per annum

**Flood risk information:** 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.

**Plot size:** Cardwells estate agents Bolton research shows the property is in an approximate plot size of 0.07 acre

**Thinking of selling or letting in Bolton:** 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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

