



Independent Estate Agents Est. 1982
Cardwells

Independent Estate Agents Est. 1982
Cardwells™

www.cardwells.co.uk

SECOND STREET, BARROW BRIDGE, BL1 7NQ



- Charming bay fronted cottage
- Conservation area
- 2 generous size bedrooms
- Lounge, kitchen dining room
- Contemporary bathroom
- Close to Moss Bank park
- Garden, parking to rear
- Viewing highly recommended



Offers in the Region Of £190,000

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

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 lovely two bedroom bay fronted stone cottage situated within the picturesque village of Barrow Bridge in a conservation area. Close to open countryside and Moss Bank Park. This charming property would make an ideal first time purchase or perhaps someone wishing to downsize? There are many features, including a stone facia fireplace, a contemporary bathroom and a traditional style kitchen. The accommodation briefly comprises vestibule, lounge and a good sized kitchen dining room. Upstairs there are two generous sized bedrooms and a bathroom with a contemporary white suite. There is a cottage style garden to the front and parking to the rear. The property also benefits from double glazing to the majority and gas central heating. To arrange a viewing please contact Cardwells estate agents Bolton (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule Wooden front door leading to:

Lounge: 16' 1" x 11' 2" (4.90m x 3.40m) Double glazed bay window to the front aspect, feature stone fireplace incorporating a living flame gas fire, radiator, coving to the ceiling door leading to:

Kitchen Dining Room: 15' 11" x 13' 1" (4.85m x 4.00m) Double glazed window to the rear aspect, traditional wooden fronted, fitted kitchen with wall and base units, stainless steel sink unit with mixer tap, built in oven and grill, inset four ring gas burner hob, space for a washing machine, integrated fridge and freezer, built in under stairs storage cupboard, radiator, timber framed stable style door rear aspect, feature staircase, leading to:

Landing: Double glazed window to the rear aspect, access to the loft, doors leading to:

Bedroom One: 14' 8" x 10' 9" (4.47m x 3.28m) Double glazed window to the front aspect, radiator below, fitted wardrobes with sliding doors, dressing table unit, coving to the ceiling.

Bedroom Two: 10' 11" x 10' 4" (3.34m x 3.15m) Double glazed window to the rear aspect, radiator below, coving to the ceiling.

Bathroom: 9' 6" x 4' 9" (2.90m x 1.45m) Frosted double glazed window to the front aspect, contemporary white bathroom suite comprising enclosed bath with mixer tap and a shower above, close coupled WC, wash hand basin with mixer tap, built in airing cupboard, inset spotlights. part tiling to the walls, chrome plated towel rail, LVT flooring.

Outside: There is a cottage garden with a laid to lawn area and mature plant displays. Directly in front of the property there is a communal Yorkstone pathway and steps leading up to the front door. We understand from our vendor, that there is parking for one vehicle to the rear of the property.

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.

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band C with Bolton Council at an approximate cost of around £1742 per annum.

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

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

