



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

MARKLAND HILL LANE, BOLTON, BL1 5NU



- No onward chain
- Garden and bay fronted mid terrace
- Short walk to Doffcocker Lodge
- Two bedrooms
- Two reception rooms
- Needs modernisation
- Gas central heating
- Double glazing



Offers in the Region Of £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

Incorporating: Wright Dickson & Catlow, WDC Estates



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Situated within a short walk of Doffcocker Lodge, close to many local shops and amenities is this bay fronted mid terraced property located within Markland Hill, Heaton and offered for sale with NO ONWARD CHAIN. The property does require some modernisation to it and would be suitable for a first time buyer or a buy to let investor. You enter the property via a double glazed porch which leads into a good sized bay fronted lounge. From the lounge there is an equally good sized dining room with wooden flooring leading into a kitchen extension. To the first floor there is a large double bedroom with fitted wardrobes, a good sized single bedroom and a three piece bathroom suite. Externally there is a low maintenance garden with flagged pathway and border surrounding to the front with an enclosed yard with space for a shed and the gate to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Door into

Lounge: 14' 9" x 11' 7" (4.49m x 3.52m) Ceiling light point, double glazed bay window to the front, radiator, under stairs storage, gas fire and feature surround.

Dining room: 14' 8" x 11' 9" (4.48m x 3.57m) Ceiling light point, wood flooring, double glazed window to the rear, gas, fire and surround, radiator.

Kitchen: 12' 11" x 6' 9" (3.94m x 2.07m) Ceiling light point, double glazed window to the rear, and to the side, double glazed uPVC door to the side, wall mounted boiler, range of fitted wall and base units with gas hob, double electric oven, space for a wash machine and fridge freezer, sink with mixer tap and drainer.

Landing: Ceiling light point, storage cupboard.

Bedroom 1: 14' 9" x 11' 7" (4.50m x 3.54m) Ceiling light point, two double glazed windows to the front, radiators, fitted wardrobes.

Bedroom 2: 7' 9" x 6' 11" (2.35m x 2.12m) Ceiling light point, double glazed window to the rear, radiator, loft access.

Bathroom: 8' 6" x 6' 7" (2.60m x 2.01m) Ceiling light point, double glazed window to the rear, three-piece suite, incorporating a WC, pedestal sink, panelled bath with electric shower over.

Externally: To the front of the property there is a low maintenance garden with flagged pathway and border surrounding. The rear of the property has an enclosed yard with space for a shed and the gate to the rear.

Viewings: All viewings are by advance 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, 999 years from 1 November 1906

Council tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1306

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.

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.

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 Estate Agents, Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents, Bolton 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

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