



Independent Estate Agents
Cardwells Est. 1982

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EAGLEY BANK, EAGLEY, BL1 7JS



- Beautiful stone cottage
- Superb location
- Two bedrooms
- Three piece bathroom suite
- Lounge and kitchen/diner
- Gas central heating
- Good sized garden to the rear
- No onward chain



£180,000

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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.



Offered for sale with NO ONWARD CHAIN is this picturesque stone terraced property located within the sought after area of Eagley. The property is well located for access to schools and many other amenities. Internally the property comprises a vestibule which leads into the lounge with feature stone fireplace inset burner effect gas fire, professionally fitted kitchen with a dining area and staircase leading to the first floor landing. To the first floor there is a large double bedroom, single bedroom and a three piece bathroom suite incorporating a wc, wash hand basin and panelled bath with mixer tap and shower. Externally there is a low maintenance garden and stone path leading to the front door. To the rear of the property there is a good size garden with a low maintenance gravelled and decked area with an additional lawn with flower beds and borders surrounding. An added bonus to the property is a brick storage shed. 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:

Lounge: 13' 10" x 11' 11" (4.21m x 3.62m) Ceiling light point, double glazed window to the front, radiator, laminate effect, flooring, fireplace and stove.

Kitchen/diner: 13' 11" x 7' 10" (4.23m x 2.40m) Ceiling light points, double glazed windows to the rear, door to the rear, range of fitted wall and base units with extractor fan, integrated gas hob and electric oven, stainless steel sink with mixer tap and drainer, space for a washing machine and a fridge freezer, tiled floor with splashback to the kitchen walls and under stairs storage.

Landing: 0' 0" x 0' 0" (0m x 0m) Ceiling light point, loft access.

Bedroom One: 13' 10" x 11' 11" (4.22m x 3.62m) Ceiling light points, radiator, double glazed window to the front, cast-iron feature fireplace.

Bedroom Two: 7' 11" x 6' 5" (2.41m x 1.95m) Ceiling light point, radiator, double glazed window to the rear.

Bathroom: 5' 0" x 4' 2" (1.53m x 1.26m) Ceiling light point, radiator, double glazed window to the rear, three-piece suite incorporating a WC, wash hand basin, panel bath with mixer tap and shower, tiled splashback to the walls.

Outside: To the front of the property there is a low maintenance garden leading to the front door. To the rear is a good size garden with a low maintenance gravelled and decked area, additional lawn with flower beds and borders surrounding. An added bonus to the property is a brick storage shed.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold - 999 years from 16 May 1969

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band B with Bolton Council at an approximate cost of around £1524 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. Brochure 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 and should only be used as such. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request.

