



Floor Plan

Independent Estate Agents
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THE WHEELGATE LOXHAM STREET, BOLTON, BL3 2PZ



- Secure one bed ground floor apartment
- Private gated entrance/residents parking
- Ideal by to let/first time purchase
- Hall/lounge diner/prof fitted kitchen
- One double bedroom/three piece bathroom
- Warmed by electric heating/UPVC DG
- Close to Farnworth and Bolton centres
- Available with no upward chain!



Offers in the Region Of £70,000

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
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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.



An ideal investment opportunity offered to the market by Cardwells Estate Agents Bolton. A secure ground floor apartment with private gated entrance and ample residents parking. Situated on Loxham Street and as such being in close proximity to both Bolton and Farnworth town centres, excellent transport links and amenities are all in close proximity. We feel the property will be a particular interest to buy to let investors and first time buyers alike. Warmed by electric heating and uPVC double glazed throughout, a personal inspection is highly recommended. Briefly comprising: Electric gated entrance giving access to ample residents parking, communal entrance hallway, timber entrance door, turning hallway, lounge diner, professionally fitted kitchen, one double bedroom and a three piece family bathroom suite. Viewings can easily be arranged by contacting Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your personal viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Electronic gated entrance, readily available residents parking, communal entrance, timber entrance door into.

Turning hallway: Fitted carpets, wall mounted electric heater.

Lounge diner: 9' 6" x 14' 7" (2.89m x 4.44m) Fitted carpets, wall mounted electric heater, 3 uPVC double glazed windows.

Kitchen: 7' 0" x 11' 0" (2.13m x 3.35m) Professionally fitted kitchen comprising 1 1/2 bowl stainless steel sink unit with mixer tap over, base and wall units, oven, four ring electric hob with extractor above, integrated fridge freezer, space for white goods, worktops, uPVC sliding doors giving access to the front.

Bedroom: 10' 11" x 8' 4" (3.32m x 2.54m) Fitted carpets, uPVC double glazed window, wall mounted electric heater.

Family bathroom: 4' 8" x 7' 6" (1.42m x 2.28m) Three piece suite comprising WC, pedestal wash basin, corner bath with shower and fitted glass screen, fitted cushion flooring, partial wall tiling, wall mounted heated towel rail.

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band A and the current cost is £1359.24 per annum payable to Bolton council.

Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area

Tenure: Cardwell Estate Agents Bolton pre market research indicates that the property is of a leasehold tenure. 250 years from 1 January 2007

Conservation area: Cardwells Estate Agents Bolton pre market research advises that the property is not in a conservation 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

