

Independent Estate Agents Est. 1982
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RAINSHAW STREET, BOLTON BL1 8QY



- Three bed extended bay fronted mid terrace
- Ideal investment/no upward chain!
- Vestibule/hall/bay fronted lounge
- Dining room/extended fitted kitchen
- Landing/three bedrooms/family bathroom
- Close to excellent amenities/nurseries/schools
- No upward chain/modernise to taste
- Small front garden/enclosed yard to the rear



£105,000

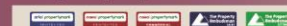
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Incorporating: Wright Dickson & Catlow, WDC Estates



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.



Cardwells Estate Agents Bolton offer to the market this three bed bay fronted extended mid terraced property, which offers an ideal investment opportunity. Situated just off Blackburn Road and in close proximity to the areas highly regarded amenities, nurseries, schools, country walks and transport links. Briefly comprising: UPVC entrance door, vestibule, hall, bay fronted lounge, dining room, basic fitted kitchen, landing, three bedrooms and a family bathroom suite. To the outside is a small front garden behind a low palisade and there is an enclosed yard to the rear. Viewings can easily be arranged, seven days a week by ringing 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 inspection.

UPVC entrance door into

Vestibule 3' 8" x 3' 1" (1.12m x 0.94m) skylight, meter cupboard, timber and glass door leading into.

Hallway 7' 0" x 3' 1" (2.13m x 0.94m)

Lounge 14' 7" x 11' 4" (4.44m x 3.45m) feature fireplace and surround, built in storage, UPVC double glazed bay window.

Dining Room 14' 8" x 14' 6" (4.47m x 4.42m) fitted fireplace and surround, timber glazed window, stairway giving access to the first floor.

Kitchen 8' 8" x 6' 7" (2.64m x 2.01m) stainless steel sink unit, partial wall tiling, UPVC double glazed window, timber door giving access to the rear yard.

Landing 9' 10" x 4' 11" (2.99m x 1.50m) loft access point.

Bedroom 1 12' 11" x 14' 8" (3.93m x 4.47m) UPVC double glazed window.

Bedroom 2 9' 10" x 7' 6" (2.99m x 2.28m) UPVC double glazed window.

Bedroom 3 9' 11" x 7' 0" (3.02m x 2.13m) UPVC double glazed window.

Bathroom 4' 7" x 7' 3" (1.40m x 2.21m) three piece suite comprising WC, pedestal wash basin, bath, partial wall tiling, built in storage cupboard housing the water tank.

Outside To the outside is a small front garden behind a low palisade and there is an enclosed rear yard to the rear.

Approximate plot size The property is set in a plot which extends to around 0.02 of an acre.

Bolton Council Tax Rating The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is A rated which is at an approximate annual cost of £1,359.24 (at the time of writing).

Conservation area Cardwells Estate Agents Bolton pre-marketing research indicates that the property is set not set within a conservation area.

Flood risk information Cardwells Estate Agents Bolton pre-marketing research indicates that the mid terraced property is in a position which is regarded as having a "very low" risk of flooding.

Tenure The premarketing research that Cardwells Estate Agents Bolton have completed shows that the property is Freehold. We encourage all interested parties to seek clarification of this from their solicitor.

Probate At the time of marketing the probate application hasn't yet been submitted and updates would be provided once available.

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? If you are thinking of selling 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

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