



Independent Estate Agents Cardwells

Est. 1982

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CLEVELANDS, HEATON, BL1 5GJ



- Stunning 2 bed property/hall/cloaks wc
- Very well appointed prof fitted kitchen
- Large open plan lounge diner
- Gas central heating/timber double glazed
- Two bedrooms/2 en-suites/allocated parking
- Close to highly regarded nurseries/schools
- Sought after award winning development
- Very well maintained communal gardens



Offers Over £220,000

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E: bolton@cardwells.co.uk

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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.



A stunning two bedroom property on the award winning Cleveland development which was formerly the local preparatory school building, offered to the market with no upward chain by Cardwells Estate Agents Bolton. Conveniently situated on the cusp of stunning outdoor country pursuits with excellent amenities, popular bars and restaurants, highly regarded local nurseries and schools with excellent transport links on the doorstep. Warmed by gas central heating and timber double glazed throughout the property briefly comprises: Communal entrance hallway with many original features, a timber door giving access to the property, reception hallway with built in storage cupboards and cloaks WC, very well appointed professionally fitted kitchen with integrated appliances, large open plan lounge diner, landing and two good bedrooms, both with en suites. To the outside are very well maintained communal gardens and there are two allocated parking spaces. A personal inspection comes with our highest recommendations and this can easily be arranged by ringing Cardwells Estate Agents Bolton in the first instance, seven days a week on 01204 381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal entrance, timber door into.

Reception hallway: 9' 2" x 9' 5" (2.79m x 2.87m) Wall mounted intercom, quality fitted carpets, built in storage cupboard, wall mounted radiator, turning staircase to the landing.

Cloaks WC: 4' 3" x 6' 3" (1.29m x 1.90m) Two piece suite comprising WC, pedestal wash basin, wall mounted heated towel rail.

Kitchen: 12' 9" x 9' 2" (3.88m x 2.79m) Very well appointed professionally fitted kitchen comprising one and a half bowl stainless steel sink with mixer tap over, base and wall units, worktops, integrated appliances, double oven, four ring gas hob with extractor above, inset ceiling spotlights, quality fitted tiled flooring.

Lounge: 21' 7" x 9' 2" (6.57m x 2.79m) Quality fitted carpets, 3 timber glazed windows, 2 wall mounted radiators.

Landing: 15' 1" x 15' 10" (4.59m x 4.82m) Double built in storage cupboard housing the gas boiler, wall mounted radiator.

Bedroom 1: 24' 3" x 9' 4" (7.39m x 2.84m) Quality fitted carpets, three wall mounted radiators, two timber double glazed windows.

En suite: 6' 2" x 7' 6" (1.88m x 2.28m) Three piece suite comprising WC, pedestal wash basin, walk in corner shower cubicle, full floor and wall tiling, wall mounted heated towel rail.

Bedroom 2: 19' 9" x 8' 3" (6.02m x 2.51m) Quality fitting carpets, wall mounted radiator, timber double glazed window.

Bedroom 2 en suite: 8' 1" x 5' 3" (2.46m x 1.60m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower and fitted glass screen, floor and wall tiling, wall mounted heated tower rail.

Externally: To the outside are very well maintained communal areas and there are two allocated parking spaces to the rear of the building.

Viewings: For all viewings, please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Council tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band E with Bolton Council at an approximate cost of around £2,491.00 per annum.

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 125 years from 1 January 2006, ground rent £290 per annum and service charge £3080 per annum

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

