



Independent Estate Agents  
**Cardwells** Est. 1982

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**SAPLING ROAD, BOLTON, BL3 3QL**



- Accommodation over three levels
- Two bedrooms & a large loft room
- Two reception lovely rooms
- Kitchen extension to the rear
- Patio doors off to the cobbled rear grdn
- White three piece bathroom suite
- Loft rm is furnished as double bedroom
- Opposite Morris Green Park, No chain



**£159,950**

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 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.

Enjoying a wonderful position directly opposite Morris Green Park is this extended brick built terrace home with accommodation over three levels, thought to date from around 1881, and offered for sale with no further upward chain delay. The position is superb with there being no property opposite and ideally placed for superb local amenities including: nurseries, schools, shops, restaurants, easy access to the motorway network and also the Royal Bolton Hospital. The property is very well presented throughout with accommodation that extends to around 936 square feet and briefly comprises: living room, dining room, quality fitted kitchen first floor landing with two bedrooms and a white three-piece bathroom suite, from the landing is a door which serves the loft room. This loft room is currently furnished as a double bedroom, however this is a versatile space and may suit a variety of uses. The property benefits from gas combination central heating, uPVC double glazing, and in our opinion is ready to move straight into. This property may appeal to a variety of buyers including: families, first time buyers and those looking to downsize but maintain a spacious home. In the first instance, there is a walk-through viewing video available to watch, and then a personal viewing appointment can be arranged by calling: Cardwells Estate Agents Bolton on 01204 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Living room:** 13' 2" x 10' 11" (4.024m x 3.336m) uPVC window to the front, large radiator, quality carpet, neutral decorations, ceiling spot lighting, stairs to the first floor

**Dining room:** 14' 3" x 13' 1" (4.341m x 3.991m) Double uPVC patio doors which open out onto the cobbled rear garden, uPVC double glazed window above, radiator, under stairs storage space, ceiling spot lighting, the dining room opens into the fitted kitchen.

**Kitchen:** 11' 4" x 6' 4" (3.442m x 1.922m) Measured at maximum points. A quality professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, oven/grill, electric hob with stylish extractor over, stainless steel single bowl sink and drainer with mixer tap over, wall mounted Worcester gas combination central heating boiler, serviced annually) radiator, the water dispensing fridge and the washing machine may be available by negotiation radiator, spotlighting, uPVC window to the rear.

**First floor landing:** 3' 4" x 5' 6" (1.010m x 1.671m) Measured at maximum points with stairs from the ground floor, and the door of the landing which leads to the stairs which serves the loft room, quality carpeting, neutral decorations.

**Bedroom 1:** 13' 6" x 11' 0" (4.103m x 3.348m) uPVC window to the front, radiator, neutral decorations, quality carpet.

**Bedroom 2:** 8' 5" x 6' 7" (2.573m x 2.007m) uPVC window to the rear, radiator, neutral decorations, quality carpet.

**Bathroom:** 8' 5" x 6' 3" (2.562m x 1.899m) A white three-piece bathroom suite comprising: pedestal wash hand basin, WC and bathroom with shower over and fitted shower screen, heated towel rail, ceramic wall and floor tiling, uPVC window to the rear, ceiling spot lighting.

**Loft room:** 18' 8" x 13' 1" (5.697m x 4.000m) With a generous central head height of around 2.391. The staircase opens up into the room, there is a large double glazed timber framed Velux window, radiator, quality carpet, neutral decorations. This room is furnished as a double bedroom and our clients use it as a bedroom, although this space would suit a variety of uses.

**Garden:** The rear garden is fully enclosed and has been professionally landscaped to be finished with wonderful cobblestones to the floor and rendered walling to some of the boundary walls. This is a wonderful space perhaps for entertaining our barbecuing, there is an outside plug point, outside tap and lighting. The front garden is set behind a low level brick wall and is finished in slate for easy maintenance with a mature hedgerow to one side further enclosing the front garden.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells Estate Agents Bolton premarketing research indicates that the property is Leasehold enjoying a remaining term of around 855 years at a charge of £1.53 per annum paid to Estates & Management Ltd, Berkeley House, 304 Regents Park Road, London, N3 2JX.

**Council tax:** The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is A at an annual cost of around £1,432 per annum.

**Flood risk information:** Cardwells estate agents Bolton research shows the property is not in a flood risk area.

**Conservation area:** Cardwells estate agents Bolton research shows the property is not in a conservation area.

**Chain details:** The property is sold with no further upward chain delay.

**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

