



Independent Estate Agents
Cardwells Est. 1982

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BRADFORD STREET, BOLTON, BL2 1JR



- Victorian detached house
- Convenient location
- Many character features
- Spacious accommodation
- 4 beds, 2 reception rooms
- Ideal investment or family home
- Parking & yard to rear
- Close to town centre



£249,995

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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 opportunity to purchase this Victorian detached house, situated on the outskirts of Bolton town centre. This spacious bay fronted property, has lots of potential to improve and would make an ideal investment or family home. There are many lovely original character features. The property is close to St Peter's Way (A666) Bolton Train station, good shops and local amenities. The spacious accommodation briefly comprises vestibule, reception hall, lounge, dining room, kitchen breakfast room and a utility room. On the first floor you will find four bedrooms and the bathroom. One of the bedrooms benefits from an en suite shower room. There is also a useful cellar room which is currently being utilised for storage. Outside there is a small garden to the front and a paved yard to the rear, along with a secure driveway which provides off road parking. The property also benefits from PVC double glazing and gas central heating. Viewing is highly recommended through Cardwell estate agents Bolton, (01204) 381281, bolton@cardwell.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC double glazed front door leading to:

Entrance Vestibule: Coving to the ceiling, timber framed glazed door leading to:

Reception Hall: Bamboo wooden flooring, radiator, decorative wooden panelling to the walls, coving to the ceiling, staircase leading to the landing.

Lounge: 17' 4" x 15' 2" (5.28m x 4.62m) UPVC double glazed bay window to the front aspect, feature limestone fireplace incorporating an electric fire, two radiators, wooden flooring, picture rail, coving and rose to the ceiling.

Dining Room: 14' 8" x 13' 8" (4.47m x 4.16m) 2 UPVC double glazed windows to the side and rear aspect, feature marble ornamental fireplace, radiator, picture rail, coving and rose to the ceiling.

Kitchen Breakfast Room: 13' 4" x 12' 0" (4.06m x 3.65m) UPVC double glazed window and door to the rear yard aspect, fitted wall and base units with complementary work top surfaces and a breakfast bar, built-in oven and grill, inset induction hob, extractor hood above, ceramic sink unit with mixer tap, space for a dishwasher, tiled floor, radiator, inset spotlights to the ceiling.

Utility Room: 5' 0" x 11' 9" (1.52m x 3.58m) UPVC double glazed window to the rear yard aspect, space for a washing machine, space for a fridge and a freezer, tiled floor, inset spotlights to the ceiling.

Landing: Radiator, coving to the ceiling, doors lead to:

Bedroom One: 13' 5" x 12' 1" (4.09m x 3.68m) UPVC double glazed window to the rear aspect, radiator, fitted wardrobes.

Bedroom Two: 15' 1" x 13' 0" (4.59m x 3.96m) UPVC double glazed window to the front aspect, radiator below picture rail, coving to the ceiling.

Bedroom Three: 14' 8" x 13' 2" (4.47m x 4.01m) UPVC double glazed window to the rear aspect, radiator, picture rail and coving to ceiling.

En-suite Shower Room: Shower cubicle, close coupled WC, wash hand basin with mixer tap, tiled floor, tiling to the walls, inset spotlights to the ceiling, chrome plated towel rail.

Bedroom Four: 11' 10" x 6' 2" (3.60m x 1.88m) UPVC double glazed window to the front aspect, radiator, picture rail, coving to the ceiling.

Outside: There is a paved garden to the front bushes. From the reception hall, a doorway and steps lead down to a useful cellar, which is currently being utilised with storage. There is a good sized rear enclosed yard which is mostly paved with potting shed. A gate gives access to the rear lane, and a garage style door gives access to a canopied driveway for one vehicle. The side elevation there is useful attached wooden workshop/storage room.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 May 1871

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £1909

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

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