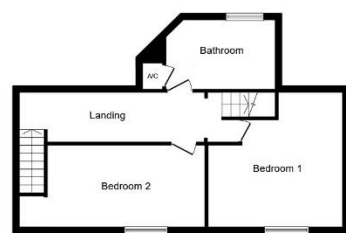
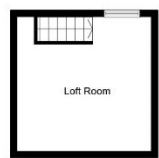


Ground Floor



First Floor



Loft Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



- Spacious family home
- Double fronted end terrace
- Extended accommodation
- Large lounge/dining room
- Loft room, convenient location
- Close to motorway & train stations
- Excellent local amenities
- Viewing recommended



Offers Over £170,000

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11 Institute St, Bolton, BL1 1PZ
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BURY
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Incorporating: Wright Dickson & Catlow, WDC Estates



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A spacious end of terrace house, situated in a very convenient location, close to Farnworth and Kearsley train stations and the motorway. This two bedroom double fronted property has been extended providing generous family size accommodation. There is also a useful loft room. Farnworth and Bolton town Centre are within easy reach, along with good schools shops and amenities. The spacious accommodation briefly comprises entrance porch, open plan lounge/dining room and an extended kitchen. Upstairs there are two good sized bedrooms and a bathroom. A staircase leads to a useful loft room. Outside there is a garden to the front and an enclosed yard to the rear. The property also benefits from UPVC double glazing and gas central heating. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC double glazed entrance porch, tiled floor, wooden door leading to:

Open Plan Lounge & Diner: 14' 3" x 30' 9" (4.34m x 9.37m) UPVC double glazed window front aspect, feature marble fireplace, incorporating a gas fire with a wooden mantle surround radiator.

Dining Area: 2 UPVC double glazed windows to the front and side aspect, radiator, staircase leading to the landing, built in storage cupboard.

Kitchen: 7' 4" x 18' 9" (2.23m x 5.71m) 2 UPVC double glazed windows and a UPVC door rear yard aspect, range of modern fitted wall and base units with complementary work top surfaces, tiled splashbacks, built-in oven and grill, inset gas burner hob, stainless steel extractor canopy above, stainless steel sink unit with mixer tap, integrated fridge and freezer, space for a washing machine and space for a tumble dryer two radiators.

Landing: Access to the loft space, doors leading to:

Bedroom One: 14' 6" x 14' 0" (4.42m x 4.26m) UPVC double glazed window to the front aspect, radiator, open under stairs storage area. From the main bedroom there is an enclosed hallway and stairs lead up to the loft room.

Bedroom Two: 10' 0" x 16' 2" (3.05m x 4.92m) UPVC double glazed window to the front aspect, radiator.

Bathroom: 7' 3" x 7' 8" (2.21m x 2.34m) UPVC frosted double glazed window to the rear aspect, modern white suite comprising, bath mixer tap/shower attachment, close coupled WC, wash hand basin, tiling to the floor and walls, chrome plated towel rail, built-in airing cupboard, inset spotlights to ceiling.

Loft Room: 14' 3" x 13' 9" (4.34m x 4.19m) UPVC double glazed window to the rear aspect.

Outside: A gated front garden which is mainly paved with plant displays. There is an enclosed yard and a gate gives access to the rear lane.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1432

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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