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ASTLEY STREET, TYLDESLEY, M29 7BA



- End of terrace property
- Convenient location for Tyldesley town centre
- Close to guided V1 bus way
- No onward chain
- 2 bedrooms
- Warmed by gas C.H
- Close to good schools
- Viewing recommended



£125,000

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 11 Institute St, Bolton, BL1 1PZ
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 E: bolton@cardwells.co.uk

BURY
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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.



This end of terrace property is located near Tyldesley town centre, offering a great opportunity for first time buyers or investors alike. On entering there is a vestibule, lounge, fitted dining kitchen with access to the rear garden. To the first floor there are two double bedrooms and a family bathroom with separate shower. This property is available with NO ONWARD CHAIN and is conveniently located near amenities, popular schools and is located next to the V1 guided bus way.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door to vestibule.

Lounge: 13' 4" x 15' 3" (4.06m x 4.64m) Open plan design with stairs off, uPVC double glazed window, radiator, laminate flooring.

Kitchen diner: 11' 3" x 14' 2" (3.43m x 4.31m) Range of fitted units, inset one and half bowl stainless steel sink with mixer tap, base and wall cupboards, ample worktop space, built in oven gas hob and stainless steel extractor hood. Gas combi central heating boiler se in a wall cupboard, uPVC double glazed window, walk in pantry/store, radiator.

Landing: Loft access.

Bedroom 1: 13' 4" x 15' 3" (4.06m x 4.64m) 2 uPVC double glazed windows, radiator.

Bedroom 2: 7' 11" x 8' 11" (2.42m x 2.72m) uPVC double glazed window, radiator.

Bathroom: 14' 1" x 5' 3" (4.30m x 1.60m) White suite, bath, w.c, wash hand basin, plus tiled shower cubicle.

Outside: Enclosed yard to rear.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 2 August 1893

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

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.

Thinking of selling or letting in Bolton: 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.

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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