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- Two double bedroom terrace
- Superb location, close to Horwich centre
- Two reception rooms, patio doors to rear
- Quality fitted kitchen with fridge / freezer
- Ideal for Middlebrook, M61, train stations
- Ideal for 1st time buyer or landlord
- Gas CH controlled by phone app
- Walk through video available



£140,000

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A two bedroom brick built mid terraced property which may make an ideal first home or perhaps, a superb addition to a rental portfolio, for a buy to let landlord. Situated within walking distance of Horwich town centre, there are fantastic schools, shops, restaurants, houses of worship and care facilities all within walking distance. Middlebrook leisure and retail park is within easy reach, easy access to the M61 motorway and for those who commute the property is very well placed for access to both Blackrod train station and Horwich Parkway train station. The position really is superb and the local countryside of Horwich and Rivington is nearby and ready to be explored on both foot and bicycle. We understand that during the ownership of our clients the property has benefited from damp proof course works, new flooring, decorations, the addition of patio doors to the living room and even a new boiler, which can be controlled via a mobile phone app. The accommodation briefly comprises: reception hallway, dining room, living room, fitted kitchen, first floor landing, two double bedrooms and a white three-piece bathroom suite. There are garden areas to the front and the rear garden is fully enclosed and designed with easy maintenance and all year round use in mind. This ideal first home benefits from gas central heating, UPVC double glazing and there really is a great deal to admire. 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 01204381281, emailing: bolton@cardwells.co.uk or visiting; www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area extends to around 850 ft.²/79 m².

Reception Hallway: 15' 1" x 3' 1" (4.609m x 0.928m) UPVC entrance door and UPVC window above, stairs off to the first floor.

Dining Room: 12' 9" x 10' 11" (3.875m x 3.326m) UPVC window to the front, radiator and a feature fireplace. Currently this room is used as the dining room and is situated at the front of the property, but across the two reception rooms this is versatile living accommodation and maybe used differently. The dining room opens directly into the living room.

Living Room: 11' 10" x 14' 2" (3.605m x 4.320m) UPVC double doors open out onto the garden and a radiator. Opens directly into the kitchen.

Kitchen: 9' 1" x 7' 1" (2.757m x 2.148m) A professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, integrated fridge/freezer, oven/grill, gas hob with extractor, plumbing for automatic washing machine, window overlooking the rear garden.

First Floor Landing: 11' 10" x 4' 11" (3.607m x 1.509m) Loft access point, neutral decorations.

Master Bedroom: 14' 7" x 12' 9" (4.444m x 3.884m) UPVC window to the front, built-in wardrobes/fitted furniture to one wall, radiator, spotlighting, quality flooring.

Bedroom Two: 11' 10" x 8' 7" (3.600m x 2.628m) UPVC window to the rear, radiator, neutral decorations.

Bathroom: 8' 6" x 7' 0" (2.589m x 2.126m) A white three-piece bathroom suite comprising: pedestal wash hand basin, WC and bath with shower over, concealed gas central heating boiler (we understand that this was installed around 2019 and is serviced annually), UPVC window to the rear, radiator.

Plot Size: The overall approximate plot size is around 0.02 of an acre.

Outside: The front garden is paved for easy maintenance. The rear garden is fully enclosed and paved for easy maintenance and all year round enjoyment, there is external lighting.

Chain Details: The property is offered for sale with an onward chain, the detail of which have not yet been established at the time of writing.

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 pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Conservation Area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Tenure: Cardwells Estate Agents Bolton premarketing research indicates that the property is leasehold enjoying a term of 999 years from the 24th of June 1889, with around 864 years remaining. Our clients advises that the annual ground rent charge is less than £5 per annum.

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 at your convenience.

Thinking of selling or letting a property 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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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