



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



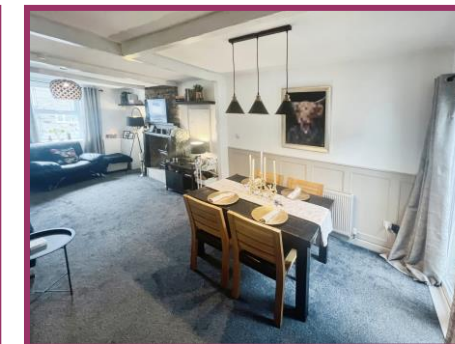
Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

HALLIWELL ROAD, BOLTON, BL1 8BZ



- 2 Bedroom period stone cottage
- Garage to rear providing parking
- Period features and modern amenities
- Comprehensively refurbished in 2022
- Modern kitchen and shower room in 2022
- Open plan lounge diner, gas C.H
- Close to Moss Bank Park, excellent amenities
- Ideal first home or buy to let property



£160,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Independent Estate Agents
Cardwells Est. 1982

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.



A beautiful period stone cottage that was notably renovated in 2022. Unusually for a period stone cottage there is a garage to the rear providing private off road parking. The location is superb, with Moss Bank Park and the beautiful local countryside surrounding Smithills Country Park is near by, while excellent everyday amenities such as shops, restaurants, transport links and sporting/leisure facilities are all within reach. During the Summer of 2022 a schedule of refurbishment work have been completed which included; a rewire, a new kitchen, a damp proof course, plastering, new carpets and a new shower and subsequently further decorative improvements have been implemented. The accommodation is therefore in excellent order throughout and briefly comprising; entrance vestibule, open plan lounge diner with patio doors off to the garden and exposed stone work, a stylish professionally fitted kitchen, landing with access point to the loft which is boarded for storage, two generous bedrooms and a modern white three piece shower room. To the rear there is secure parking with a garage and there are garden areas to the front and rear. There is gas combination central heating, uPVC double glazing. This is a superb example of a period cottage that has been tastefully and thoughtfully modernised whilst being true to its heritage and character. This may be a fine example of an ideal first home or buy to let property. Viewing is recommended to appreciate all that is on offer, please contact Cardwells estate agents Bolton, 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front vestibule: 2' 11" x 2' 5" (0.895m x 0.747m)

Open plan lounge diner: 24' 2" x 11' 7" (7.373m x 3.542m) Wonderful open plan living space with uPVC patio doors off to the rear garden, uPVC window to the front, exposed stone fireplace with tiled hearth and living flame gas fire, two radiators, spindles stairs off to the first floor, exposed stonework detailing, under stairs storage space, exposed beams.

Kitchen: 13' 4" x 5' 7" (4.056m x 1.706m) Kitchen was installed in the summer of 2022 fitted with an excellent range of matching: drawers base and wall cabinets there is a fan assisted oven and grill, electric hob and extractor over, stainless steel single bowl sink and drainer with mixer tap over concealed gas combination central heating boiler, uPVC window to the side, radiator, door off to the rear garden, spot lighting.

Landing: 6' 10" x 5' 4" (2.072m x 1.618m) Loft access point which leads to the Loft storage area which we understand to be boarded and with lighting.

Bedroom 1: 12' 5" x 10' 11" (3.787m x 3.333m) uPVC window to the front, exposed stonework to either side of the chimney breast,

Bedroom 2: 13' 1" x 5' 1" (3.988m x 1.541m) uPVC window to the rear, neutrally decorated, radiator

Shower room: 6' 7" x 7' 4" (2.011m x 2.225m) Measured at maximum points. A modern white three-piece shower room suite benefiting from shower, pedestal wash hand basin, M/C, uPVC window to the rear, radiator, superb storage space built-in over the stairs, extractor.

Garage: The garage is accessed from the rear street and there is a open over vehicle access door, fitted base and wall cabinets to one wall, power and lighting, tap and a pedestrian door which leads into the rear garden.

Externally: The front garden is designed with easy maintenance in mind. Being sat behind a low-level wall with wrought iron railings there is a beautiful stone wall to the inner side and well stocked and colourful flower beds to the border. The rear garden is fully enclosed with external lighting and a pedestrian door into the garage.

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 Freehold.

Council tax: Cardwells estate agents Bolton research shows the property is band A annual charges approximately 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 in St Pauls conservation area.

Plot size: Cardwells estate agents Bolton research shows the property is in an approximate plot size of 0.02 acre.

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

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

