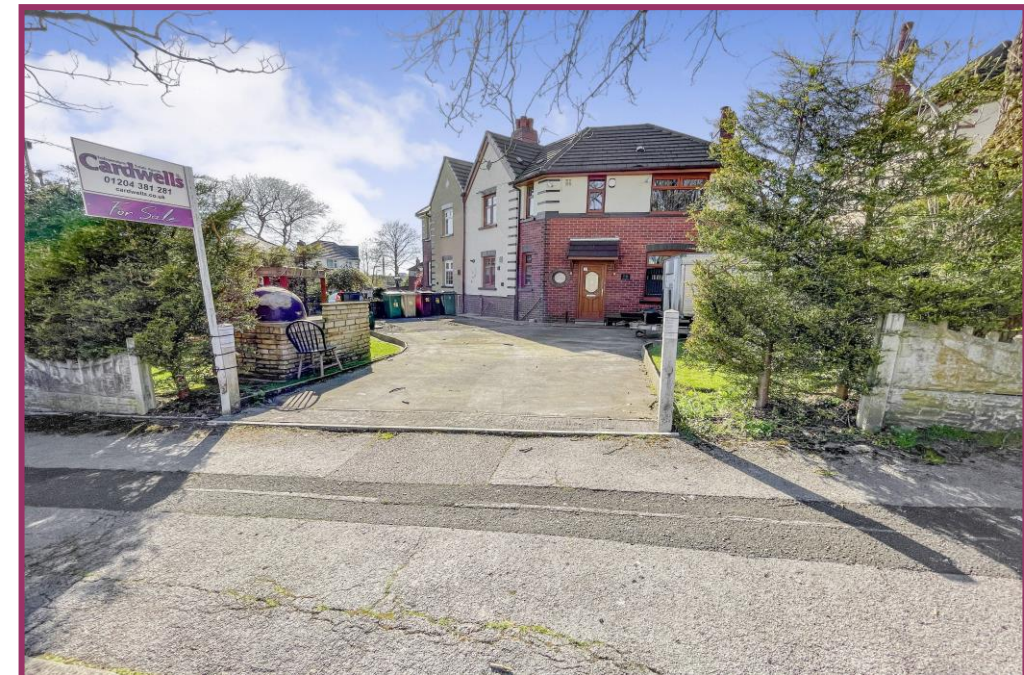
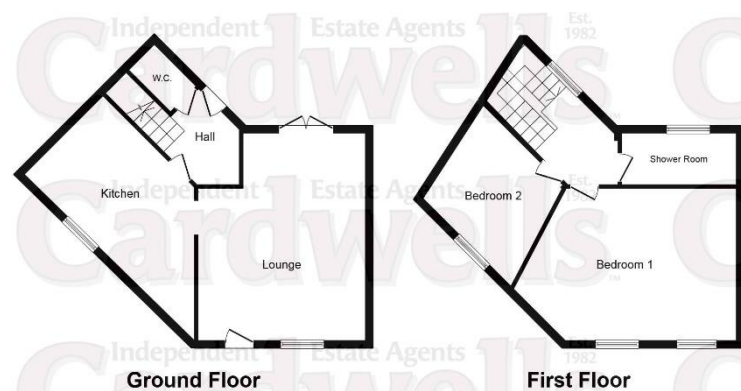


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		05
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		04
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		



- Highly individual property
- Two bedrooms
- Lounge and dining kitchen
- Shower room and Guest WC
- Good sized corner plot
- Parking for caravan, motorhome or boat
- Alfresco dining area
- Early viewing recommended



**Offers in the Region Of £170,000**

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E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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Incorporating: Wright Dickson & Catlow, WDC Estates

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This highly individual and quirky property is well presented and requires viewing to fully appreciate the size and standard of accommodation on offer. Externally, the property enjoys a good sized corner plot garden area with very useful secure storage area to the side for bicycles / motorbikes and other garden utilities. The front has ample parking for cars, motor home, caravan or boat whilst still enjoying a lovely garden area ideal for al fresco dining, complete with its own pizza oven. The rear has a low maintenance courtyard area currently housing a cattery but has a number of other uses. The accommodation is well presented and has been remodelled by the current owners to provide comfortable, living space, briefly, comprising lounge, dining, kitchen, guest utility, two bedrooms, and a four piece shower room. Early viewing of this property is strongly advised. In the first instance there is a walk through viewing video 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:**

**Lounge** 15' 0" x 15' 11" (4.56m x 4.86m) Double glazed window and door to the front elevation leading into the lounge with double glazed patio doors to the rear. Wood burner and recessed brick chimney breast, wooden floor, radiator, opens onto the dining kitchen

**Dining Kitchen** 14' 5" x 10' 0" (4.4m x 3.04m) Maximum measurements. Two double glazed windows to the front elevation, range of base units with contrasting work surfaces and matching wall mounted cabinets, inset 1 1/2 bowl sink and drainer, four burner gas cooker, space for fridge freezer, plumbed for washing machine. Under stairs storage, central heating boiler, pantry with double glazed window and plumbing for dishwasher.

**Rear Hall** Double glazed door to the rear elevation, stairs lead off to the first floor landing, radiator

**Guest w.c.** Double glazed window to the rear elevation, two piece suite comprising close coupled WC and hand wash basin

**First Floor Landing** Double glazed window to the rear elevation, stairs lead of the rear hall to the first floor landing, radiator

**Bedroom 1** 14' 9" x 10' 2" (4.5m x 3.1m) Three double glazed windows to the front elevation, two radiators

**Bedroom 2** 10' 0" x 11' 2" (3.04m x 3.4m) Double glazed window to the front elevation, radiator, loft access

**Shower room** Double glazed window to the rear elevation, four piece suite comprising walk in shower unit, close coupled WC, urinal, copper sink on vanity unit

**Outside** The front of the property has a sizable garden area with ample parking for multiple vehicles, caravan, motorhome or boat. The rear has a low maintenance paved courtyard area with a pergola. There is also very useful storage areas to the side which include a secure, motorcycle shed and storage unit

**Tenure:** The premarketing research that Cardwells Estate Agents Bolton have completed shows that the property is Freehold

**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.

**Bolton Council Tax Rating:** The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is A rated which is at an approximate annual cost of £1,306 (at the time of writing).

**Approximate plot size:** The property is set in a plot which extends to a round 0.07 of an acre.

**Conservation Area:** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is set not set within a conservation area.

**Floor risk information:** Cardwells Estate Agents Bolton pre-marketing research indicates that the detached family home is in a position which is regarded as having a "very low" risk of flooding.

**Thinking of selling?** If you are thinking of selling 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

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