

4 NEWINGTON WALK, BOLTON, LANCASHIRE BL1 2UU



- No onward chain
- In need of modernisation
- Mid terraced property
- Outskirts of Bolton town centre
- Three good sized bedrooms
- Rear garden potential for off road parking
- GCH & DG
- Close to amenities



£145,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Located on the outskirts of Bolton town centre is this good sized mid terrace property offered for sale with no onward chain. Internally the property comprises an entrance hallway, lounge, kitchen diner and cloakroom WC to the ground floor with very good sized bedrooms and a three piece family bathroom to the first floor. Externally there is a gate with a flagged path leading to the front door with low maintenance artificial grass to either side of the path at the front. To the rear of the property there is a lawned garden with flagged hardstanding patio area and a gate leading to the rear. For further information contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Under stairs storage.

Lounge: 17' 8" x 11' 1" (5.39m x 3.37m) Double glazed window to the rear, laminate effect flooring, radiator.

Cloakroom/wc: WC, double glazed window to the rear.

Kitchen/diner: 17' 7" x 9' 4" (5.36m x 2.84m) Double glazed window to the front and to the rear, radiator, fitted wall and base units with space for a gas cooker, washing machine, fridge freezer, stainless steel sink unit with drainer, tiled splashback to the walls.

Landing: Storage cupboards, laminate effect flooring, double glazed window to the front.

Bedroom 1: 14' 2" x 9' 11" (4.33m x 3.02m) Radiator, laminate effect flooring, double glazed window to the rear.

Bedroom 2: 12' 3" x 8' 8" (3.73m x 2.65m) Radiator, fitted wardrobes, laminate effect flooring, double glazed window to the rear.

Bedroom 3: 8' 2" x 7' 6" (2.48m x 2.28m) Radiator, wall mounted boiler, laminate effect flooring.

Bathroom: 7' 1" x 5' 7" (2.15m x 1.69m) Double glazed window to the front, radiator, three piece suite incorporating a WC, wash hand basin, panel bath with mixer tap and shower above, tiled splashback to the walls.

Externally: To the front of the property there is a gate with a flagged path leading to the front door with low maintenance artificial grass to either side of the path. To the rear of the property there is a lawned garden with flagged hardstanding patio area with a gate leading to the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

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 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.

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