



Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

BRIDGE STREET, KEARSLEY, BL4 8BQ



- No onward chain
- End terraced property
- Three bedrooms
- Two reception rooms
- Shower room and cloakroom/wc
- CH & DG
- Close to amenities
- Good access to St Peter's Way



£130,000

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.



Offered for sale with NO ONWARD CHAIN and located within the popular area of Kearsley is this well presented end terraced property that would ideally suit a first time buyer or buy to let investor. The property is located close to many local amenities and provides good access to the A666, St Peter's Way. Internally the property offers good sized accommodation and comprises an entrance hallway, cloakroom/wc, lounge, dining room and kitchen to the ground floor with three good sized bedrooms and a shower room to the first floor. Externally the property is pavement fronted with a good sized enclosed flagged rear yard with wooden gate to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Door leading into the entrance hallway.

Entrance hallway: Radiator, stairs to the first floor.

Guest wc: 7' 4" x 2' 6" (2.23m x 0.77m) Wall lamp, wc, wash hand basin.

Lounge: 11' 11" x 11' 5" (3.63m x 3.47m) Double glazed window to the front, living flame gas fire and surround, radiator, double sliding doors to the dining room.

Dining room: 13' 10" x 12' 11" (4.21m x 3.94m) Radiator, double glazed window to the rear, wall mounted gas fire.

Kitchen: 10' 5" x 10' 4" (3.18m x 3.16m) Double glazed window to the rear, door to the rear, radiator, fitted wall and base units with space for an electric cooker, washing machine, fridge/freezer, one and a half stainless steel sink with mixer tap and drainer, tiled splashback to the walls.

Landing: Double glazed window to the side, loft access.

Bedroom 1: 13' 8" x 12' 11" (4.17m x 3.94m) Radiator, double glazed windows to the rear, fitted storage cupboard housing a wall mounted boiler.

Bedroom 2: 12' 0" x 11' 5" (3.65m x 3.48m) Double glazed window to the front, fitted wardrobes, radiator.

Bedroom 3: 10' 4" x 10' 4" (3.16m x 3.15m) Radiator, double glazed window to the rear.

Bathroom: 8' 3" x 5' 10" (2.51m x 1.77m) Downlights, vertical ladder radiator, double glazed window to the front, three piece suite incorporating a WC, wash hand basin, walk-in shower cubicle, tiled walls.

Externally: The property is pavement fronted with a good sized enclosed flagged rear yard with wooden gate to the rear.

Tenure: We understand from our client the property is a Leasehold.

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.

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.

Thinking of selling or letting: 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. 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 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

