



Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**MILLSTONE ROAD, HEATON, BL1 5PL**



- Three bedroom home
- Short walk to Doffcocker Lodge
- Open plan lounge/dining room
- Driveway and garage parking
- Walking distance to Markland Hill School
- Quiet and secluded spot
- Conservatory
- Sought after area



**Offers in the Region Of £230,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
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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.

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Set off the beaten track is this fantastic property, just a short walk from Doffcocker Lodge, Heaton. The property is a good size and would be ideal for a young couple or first time buyer with many local amenities within close proximity. Internally the property comprises an entrance hallway, lounge/dining room, conservatory and kitchen to the ground floor with three bedrooms and a family bathroom to the first floor. Externally there are well kept communal gardens and lawn to the front with a well presented garden to the rear comprising a lawn, decked seating area, raised flower beds with a gate leading to the driveway and garage at the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway:** Radiator, stairs to the first floor.

**Lounge:** 13' 11" x 13' 4" (4.24m x 4.07m) Radiator, double glazed window to the front, living flame gas fire and surround, open into the dining room.

**Kitchen:** 9' 2" x 8' 2" (2.79m x 2.50m) Double glazed window to the rear, wall mounted boiler, fitted wall and base units with extractor fan, integrated five ring gas hob and double electric oven, dishwasher, freezer, fridge, stainless steel sink with mixer tap and drainer, space for a washing machine, tiled floor with splashback to the walls.

**Dining Room:** 9' 6" x 8' 4" (2.89m x 2.54m) Radiator, double glazed patio doors leading into the conservatory.

**Conservatory:** 9' 5" x 8' 2" (2.88m x 2.49m) Radiator, laminate effect flooring, double glazed windows with double glazed French doors to the side leading onto the decking area.

**Landing:** Loft access.

**Bedroom 1:** 13' 3" x 9' 7" (4.04m x 2.91m) Double glazed window overlooking greenery to the front, radiator, fitted wardrobes.

**Bedroom 2:** 10' 1" x 9' 5" (3.08m x 2.88m) Double glazed window to the rear, radiator, fitted wardrobes.

**Bedroom 3:** 9' 3" x 7' 3" (2.82m x 2.20m) Radiator, double glazed window overlooking greenery currently used as an office.

**Bathroom:** 6' 6" x 5' 6" (1.98m x 1.67m) Double glazed window to the rear, wall mounted vertical ladder radiator, three piece suite incorporating a WC, vanity unit with inset sink, panelled bath with mixer tap and shower above, splashback to the walls.

**Externally:** To the front of the property there are well kept communal gardens and lawn. Well presented garden to the rear comprising a lawn, decked seating area, raised flower beds with a gate leading to the driveway and garage at 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 Leasehold 990 years from 1 April 1971

**Council Tax:** Cardwells estate agents Bolton research shows the property is band C annual charges of £1909.

**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](mailto:bolton@cardwells.co.uk) or visiting; [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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