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**ALEXANDRIA DRIVE, WESTHOUGHTON, BL5 3HF**



- Ground Floor Maisonette
- Own easy maintenance garden
- Single garage for parking
- Two bedrooms, spacious lounge/diner
- Fitted kitchen with double oven & washer
- Fitted mirrored wardrobes to master bed
- Three piece white shower room
- uPVC DG, Electric Heating.



**£95,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A two bedroom ground floor maisonette benefiting from its own easy maintenance garden area and a single garage. Situated on a cul-de-sac there is little passing traffic to the front of the building and no passing traffic to the rear, whilst access to the M61 motorway is just a short drive away whilst the train stations of Westhoughton and Daisy Hill are nearby for those travelling by railway. The accommodation on offer briefly comprises: entrance hallway, fitted kitchen, generous lounge/diner, master bedroom with fitted mirrored wardrobes to one wall, second bedroom and a three-piece shower room suite. Externally there are easy maintenance garden areas and a single garage. The property benefits from uPVC double glazing and electric heating in our opinion this may well make an ideal choice for a first home or perhaps for a landlord, to buy to let and add to their existing rental property portfolio. In the first instance there is a walk-through viewing video available to watch and then a personal viewing inspection can be arranged by calling 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).

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Approximate overall square footage:** The approximate square footage is around 506 ft.<sup>2</sup>.

**Reception hallway:** 13' 5" x 3' 0" (4.081m x 0.904m) uPVC entrance door, electric heater, mutually decorated walls.

**Kitchen:** 10' 3" x 6' 7" (3.117m x 1.995m) A quality professionally fitted kitchen with a generous range of matching: drawers, base and wall cabinets, double oven/grill, electric hob with extractor over, complementary ceramic wall tiling, uPVC window overlooking the rear garden with fitted blinds, the freestanding washing machine is included with the sale.

**Lounge diner:** 17' 1" x 10' 3" (5.202m x 3.131m) Large uPVC window to the front fitted with blinds, feature marble fireplace with electric fire, wall mounted electric heater, neutral decorations, quality carpeting.

**Bedroom 1:** 10' 9" x 10' 4" (3.266m x 3.145m) uPVC window to the front with fitted blinds, electric heater, fitted mirrored wardrobes to one wall, neutral decorations.

**Bedroom 2:** 6' 9" x 7' 2" (2.067m x 2.181m) uPVC window overlooking the garden, electric heater, neutral decorations.

**Shower room:** 7' 1" x 5' 9" (2.151m x 1.761m) A stylish three-piece shower room suite comprising: pedestal wash hand basin, dual flush WC and generous shower enclosure with sliding glass door, ceramic wall tiling, electric fan heater, built-in storage space which contains the water heater.

**Rear garden:** The garden for this property is towards the rear of the building where the main access point is, regarding has been well maintained and is designed with easy maintenance and all year round use with a flag patio area, garden shed and well stocked flowerbeds and rockeries.

**Garage:** There is a single garage. Please see the photo and video for easy reference, though it is the one on the block with a black vehicle door with white fascia above.

**Tenure:** Cardwells Estate Agents Bolton premarketing research shows that the property is Leasehold enjoying a term of 999 years from 26th September 1975, meaning there is circa 950 years remaining. Our client advises us that the ground rent has not been collected recently. and the annual charge is around £2.50, though our client advises that there may be circa 4 years in credit following a previous overpayment.

**Chain details:** The property is sold with an upward chain, the details of which have yet to be established.

**Bolton council tax:** The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is A rated, this is at an annual cost of around £1,432 based on 2024 figures.

**Management charges:** There is no management fees applicable to the Maisonette, so this is a significant saving in comparison to some other apartment buildings.

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

**Flood risk information:** Cardwells Estate Agents Bolton pre-marketing research indicates that the home is in a position which is regarded as having a "No" risk of flooding.

**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:** 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.

**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)

**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

