



Ground Floor



First Floor

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MARKLAND HILL LANE, HEATON, BL1 5PB



- Bay fronted 3 bed semi detached house
- No upward chain involved
- Sought after location
- Good local schools & amenities
- Updating required
- Offers excellent potential
- 2 receptions, kitchen with utility room
- Generous gardens, garage and driveway



£399,950

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Cardwells are pleased to offer for sale this bay fronted semi detached house, situated in the sought-after area of Markland Hill. The property has 'no upward chain involved' and requires updating throughout. Please note that this property is currently being processed for probate which we understand may take approximately 16 weeks until grant of probate is issued. This offers excellent potential for improvements and possibly to extend, subject to planning permission. This spacious family home is in a great location, close to excellent primary schools, Bolton School, Bolton town centre and transport links. The accommodation briefly comprises porch, entrance hall, lounge, dining room, kitchen breakfast room, utility room and a WC room. Upstairs there are three bedrooms, a bathroom with a separate WC room. Outside there is a generous sized garden and driveway to the front which leads to a single detached garage. The rear garden is mature with trees and plants displays. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Single glazed porch, quarry tiled floor, timber framed door leading to:

Entrance Hallway: Leaded light window to the front aspect, two radiators, built-in storage cupboard, picture rail, coving to the ceiling, doors lead to:

Dining Room: 12' 0" x 14' 4" (3.65m x 4.37m) Double glazed sliding door to the rear aspect, feature fireplace, radiator, coving to the ceiling.

Lounge: 15' 0" x 12' 0" (4.57m x 3.65m) UPVC double glazed bay window to the front aspect, radiator below, coving to the ceiling, tiled fireplace incorporating a gas fire.

Kitchen Breakfast Room: 11' 10" x 11' 0" (3.60m x 3.35m) UPVC double glazed window to the rear aspect, radiator below, basic fitted wall and base units, stainless steel sink, space for a cooker, pantry cupboard, door to:

Rear Porch: A door to the side elevation.

Utility Room: 6' 10" x 7' 3" (2.08m x 2.21m) Opaque single glazed window to the side aspect, Belfast sink, space for a washing machine, fitted shelving.

Guest wc: Close coupled WC.

Landing: UPVC double glazed window to the front aspect, leaded light stained glass window, side aspect, access to the loft, door leading to:

Bedroom One: 12' 0" x 14' 6" (3.65m x 4.42m) Window to the rear aspect, fitted wardrobe, shower cubicle, radiator.

Bedroom Two: 12' 0" x 14' 6" (3.65m x 4.42m) UPVC leaded light double glazed bay window to the front aspect, leaded light single glazed window to the front aspect.

Bedroom Three: Window to the rear aspect, fitting wardrobe, radiator.

Separate wc: Single glazed window to the side aspect, close coupled WC, tiling to the walls.

Bathroom: 8' 5" x 5' 10" (2.56m x 1.78m) Window to the rear, airing cupboard, panelled bath and wash hand basin.

Outside: There is a patterned concrete driveway to the front which provides ample off-street parking and leads to a detached single garage with an up and over door. There is a delightful laid to lawn garden with mature tree and plant borders. A gate gives access along the side elevation which opens up to the rear garden, which is generous in size and is well stocked with trees and plants.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.22 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 November 1934

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. A walk through viewing video is available to watch in the first instance.

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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

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