



Ground Floor

First Floor

CLOISTER STREET, HALLIWELL, BL1 3JX



- No onward chain
- Garden fronted mid terrace
- Beautifully presented throughout
- Two good size bedrooms
- Lounge and kitchen diner
- Spacious modern bathroom
- East facing rear yard
- Close to local amenities



Offers in the Region Of £135,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
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 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
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LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
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Offered for sale with NO ONWARD CHAIN is this beautifully presented garden fronted mid terraced property located at the top of Halliwell Road on Cloister Street. The property is situated close to many local amenities and is ideally placed for local schooling and commuter routes. Internally the property comprises a lounge and kitchen/diner to the ground floor with two good sized bedrooms and a spacious three piece bathroom to the first floor. Externally the property has gated access to a low maintenance garden area to the front with a low maintenance flagged rear garden which is East facing and captures the sun. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge: 13' 9" x 13' 1" (4.20m x 3.98m) Ceiling light point, radiator, wood flooring, double glazed window to the front, multi fuel wood burning stove.

Kitchen diner: 13' 11" x 13' 1" (4.23m x 4.00m) Ceiling light point, wall mounted boiler, radiator, double glazed window and door to the rear, range of fitted wall and base units with extractor fan, integrated electric hob, electric oven, one and a half sink with mixer tap and drainer, space for a washing machine, under counter fridge, under counter freezer, tiled floor with splashback to the walls, under stairs storage.

Landing: Ceiling light point, radiator, loft access with pulldown ladder which is partly boarded.

Bedroom 1: 13' 2" x 11' 5" (4.01m x 3.48m) Ceiling light point, double glazed window to the front, fitted wardrobes and dressing table, radiator.

Bedroom 2: 10' 10" x 6' 5" (3.30m x 1.95m) Downlights, double glazed window to the rear, radiator.

Bathroom: 10' 5" x 6' 2" (3.17m x 1.87m) Downlights, double glazed window to the rear, three piece suite incorporating a WC, pedestal sink, whirlpool bath with mixer tap and shower above, tiled walls, Victorian feature towel radiator.

External: The front of the property has gated access to a low maintenance garden area. At the rear of the property there is a low maintenance flagged garden which is east facing and captures the sun.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Freehold.

Council tax: Cardwells estate agents Bolton research shows the property is council tax band A £1432

Flood risk information: Cardwells estate agents Bolton research shows the property is not in a flood risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Plot size: Cardwells estate agents Bolton research shows the property is in a plot size of 0.02 acres

Thinking of selling or letting in Bolton: 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.

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

