



Independent Estate Agents
Cardwells Est. 1982
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PARK ROAD, EDWORTH, BL7 0AN



- In need of modernisation
- No onward chain
- Edgworth village
- Lounge and kitchen diner
- End terraced cottage
- Garden to rear
- Countryside on doorstep
- Two bedrooms



Offers in the Region Of £155,000

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

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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.



Offered for sale and with NO ONWARD CHAIN is this delightful end terraced cottage which is in need of full modernisation and located within the picturesque area of Edgworth. Park Road is situated just off Bolton Road and the individual properties are believed to date back to 1756 however our client feels that the row of cottages may date back even further before they were made into individual dwellings. The property does have many original features including some wood beams and internally comprises a lounge and kitchen/diner to the ground floor with two bedrooms and a three piece bathroom to the first floor. Externally there is paved access via a public footpath leading to the door at the front and two pockets of garden to the rear comprising of a courtyard and a garden area. 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: 14' 8" x 10' 2" (4.46m x 3.09m) Ceiling light point, gas fire, double glazed window to the front and the side, stairs to the first floor.

Kitchen: 10' 10" x 10' 0" (3.29m x 3.06m) Ceiling light point, single glazed door and window to the rear, fitted base units with space for under counter, fridge, freezer, gas cooker and washing machine.

Landing: Ceiling light point.

Bedroom 1: 11' 10" x 9' 11" (3.61m x 3.03m) Ceiling light point, wooden flooring, double glazed window to the front.

Bedroom 2: 11' 3" x 4' 8" (3.42m x 1.41m) Ceiling light point, double glazed window to the rear, loft access.

Bathroom: 7' 7" x 6' 7" (2.31m x 2.01m) Ceiling light point, double glazed window to the rear, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap, tiled splashback to the walls.

Externally: There is paved access via a public footpath leading to the door at the front and two pockets of garden to the rear comprising of a courtyard and a garden area.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Council tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1730

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

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 in Edgworth and Turton Bottoms conservation area

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. 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

