

Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

LONSDALE ROAD, HEATON, BL1 4PN



- Immaculate extended three bed mid terrace
- Hall/lounge/dining room/extended kitchen
- Three good beds/separate office
- Close to fantastic schools & amenities
- Gas central heating
- uPVC double glazed
- Low maintenance Gardens
- Viewing recommended



Offers in the Region Of £210,000

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

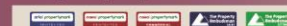
11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk

Independent Estate Agents
Cardwells Est. 1982

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.



An immaculate three bedroom extended mid terraced property situated on Lonsdale Road and as such being in the heart of Heaton the property is in very close proximity to highly regarded schools, nurseries, recreational facilities and local amenities. Briefly comprising hall, bay fronted lounge with an ornamental feature fireplace and surround, dining room with feature stone fireplace and surround with an inset burner, extended kitchen, three good beds, a separate office and three piece family bathroom. Outside offers low maintenance gardens to both front and rear. Warmed by gas central heating and UPVC double glazed throughout, viewings are available seven days a week via Cardwells estate agents Bolton on 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway 15' 8" x 5' 6" (4.77m x 1.68m) Timber entrance door, quality tiled flooring, wall mounted radiator, under stairs storage cupboard, turning staircase to the landing.

Lounge 13' 11" x 12' 4" (4.24m x 3.76m) Hardwood flooring, feature fireplace and surround with inset ornamental fire, UPVC double glazed bay window, wall mounted radiator.

Dining Kitchen 15' 1" x 16' 5" (4.59m x 5.00m) Quality tiled flooring, open plan design comprising high gloss base and wall units, a purpose built breakfast bar with hardwood tops, integrated microwave and oven, feature fireplace and surround housing a burner, inset ceiling spotlights, UPVC doors leading to the rear, wall mounted radiator.

Kitchen Extension 8' 1" x 6' 10" (2.46m x 2.08m) Quality tiled flooring, four ring electric hob with extractor above, 1 1/2 bowl sink unit with mixer tap over, Integrated dishwasher, space for a washing machine, UPVC door to the rear, UPVC double glazed window, wall mounted radiator.

Landing 8' 8" x 3' 10" (2.64m x 1.17m) Fitted carpet, loft access point.

Bedroom One 12' 6" x 9' 2" (3.81m x 2.79m) Hardwood flooring, UPVC double glazed window, wall mounted radiator.

Bedroom Two 12' 5" x 7' 2" (3.78m x 2.18m) Hardwood flooring, UPVC double glazed window, wall mounted radiator.

Bedroom Three 11' 1" x 7' 4" (3.38m x 2.23m) Hardwood flooring, UPVC double glaze window, wall mounted radiator.

Office Room 4' 6" x 6' 1" (1.37m x 1.85m) Fitted carpet, shelving electric points and a wall mounted radiator.

Built In Storage Area 4' 0" x 4' 9" (1.22m x 1.45m) Hardwood flooring, purpose built shelving.

Bathroom 5' 9" x 8' 9" (1.75m x 2.66m) 3 piece suite comprising WC, wash basin on a vanity unit, bath with mixer shower and fitted glass screen, floor and wall tiling, frosted UPVC double glazed window, wall mounted heated towel rail.

Externally Low maintenance gardens to both front and rear with on road parking.

Viewings All viewings are by advanced appointment with Cardwells Estate Agents, Bolton, 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 990 years from 1 November 1918

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

Flood risk area: 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

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

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).

