



Independent Estate Agents  
**Cardwells** Est. 1982

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**SALFORD ROAD, OVER HULTON, BL5 1BN**



- Semi detached property
- Three bedrooms
- Two receptions
- Sun room
- Garage over 7 metres in length
- Driveway parking
- Good access to the M61 motorway
- Extended to the rear



**£210,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

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E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

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**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	80

England & Wales EU Directive 2002/91/EC  
WWW.EPC4U.COM

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Incorporating: Wright Dickson & Catlow, WDC Estates

Energy Efficient

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Located on Salford Road, Over Hulton, is this good sized semi detached family home that has been extended to the rear. Internally the property comprises entrance hallway, two reception rooms, sun room and kitchen to the ground floor with three bedrooms, bathroom and separate WC to the first floor. Externally there is a lawned garden with borders and driveway parking leading to the garage, which is approximately seven meters in length at the front. To the rear there is a flagged patio area with a lawn, flower beds and borders. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hallway:** Ceiling light point, understairs storage.

**Lounge:** 12' 0" x 11' 9" (3.67m x 3.58m) Ceiling light point, double glazed bay window to the front, radiator.

**Reception 2:** 18' 1" x 12' 3" (5.51m x 3.73m) Ceiling light point, radiator, double glazed sliding patio doors to the sun room.

**Sun room:** 12' 5" x 7' 0" (3.78m x 2.14m) Wall lamps, radiator, double glazed windows to the rear, door to the rear.

**Kitchen:** 12' 4" x 11' 7" (3.76m x 3.52m) Ceiling light point, double glazed window to the rear, door to the side, fitted wall and base units with integrated electric hob, oven, space for a washing machine, dryer, dishwasher and fridge/freezer, one and a half stainless steel sink with mixer tap and drainer.

**Landing:** Ceiling light point, double glazed wooden framed window to the side.

**Bedroom 1:** 11' 10" x 10' 9" (3.60m x 3.27m) Ceiling light point, exposed wooden floorboards, radiator, double glazed bay window to the front.

**Bedroom 2:** 12' 6" x 10' 8" (3.80m x 3.26m) Ceiling light point, exposed wooden floorboards, radiator, double glazed window to the rear.

**Bedroom 3:** 7' 7" x 7' 1" (2.31m x 2.16m) Ceiling light point, radiator, double glazed window to the front.

**Bathroom:** 7' 1" x 6' 0" (2.15m x 1.84m) Ceiling light point, pedestal wash hand basin, bath with shower over, double glazed window to the rear.

**Separate w.c:** Ceiling light point, double glazed window to the side, WC.

**Externally:** To the front of the property there is a lawned garden with borders and driveway parking leading to the garage, which is approximately seven meters in length. At the rear of the property there is a flagged patio area with a lawn, flower beds and borders.

**Council tax:** Cardwells estate agents Bolton research shows the property is band C annual charges of £1909

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 24 June 1932.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Flood risk information:** 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.

**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](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. 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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