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**Cardwells** Est. 1982

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**EDEN STREET, ASTLEY BRIDGE, BL1 6NL**



- Three bed bay fronted mid terrace
- Ideal investment opportunity/no onward chain
- Vestibule/reception hall/bay fronted lounge
- Dining room/basic fitted kitchen
- Three bedrooms/family bathroom suite
- Excellent amenities/local nurseries/schools
- Warmed by gas C.H/uPVC D.G to the majority
- Scope to extend subject to planning consent



**£125,000**

**BOLTON**

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

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
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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.



An ideal investment opportunity to purchase this three bedroom mid terrace property on Eden Street in Astley Bridge. In close proximity to local supermarkets, fantastic amenities, popular bars and restaurants and excellent transport links are all within a short commute, as is Moss Bank Park. It is fair to point out that the property requires full modernisation however we feel this is reflected in the asking price and does come with gas central heating via a Vaillant combination boiler and is uPVC double glazed to the majority. Briefly comprising: Vestibule, reception hallway, bay fronted lounge, dining room, basic fitted kitchen, landing, three bedrooms and a family bathroom suite. To the outside is a front garden behind a low brick wall and to the rear is a large enclosed garden which subject to the relevant planning permissions offers scope to extend. Viewings are welcomed, seven days a week to appreciate all on offer by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). Please watch the online walk through video to booking your viewing

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Timber entrance door giving access to.

**Entrance vestibule:** 2' 11" x 2' 11" (0.89m x 0.89m)

**Reception hall:** 9' 4" x 2' 11" (2.84m x 0.89m) Wall mounted radiator.

**Lounge:** 15' 2" x 10' 6" (4.62m x 3.20m) Feature fireplace and surround, uPVC double glazed bay window, wall mounted radiator.

**Dining room:** 14' 3" x 12' 2" (4.34m x 3.71m) Feature fireplace and surround, uPVC double glazed window, wall mounted radiator, under stairs storage cupboard.

**Kitchen:** 9' 8" x 7' 5" (2.94m x 2.26m) Basic fitted kitchen comprising stainless steel sink unit, base and wall units, worktops, space for white goods, uPVC double glazed window, timber door giving access to the rear garden .

**Landing:** 9' 9" x 3' 6" (2.97m x 1.07m) Loft access point.

**Bedroom 1:** 11' 2" x 9' 8" (3.40m x 2.94m) Fitted wardrobes and bridging cabinets, wall mounted radiator, uPVC double glazed window.

**Bedroom 2:** 12' 2" x 10' 3" (3.71m x 3.12m) uPVC double glazed window, wall mounted radiator.

**Bedroom 3:** 9' 4" x 6' 7" (2.84m x 2.01m) Built in wardrobes, wall mounted gas combination boiler, uPVC double glazed window, wall mounted radiator.

**Bathroom:** 8' 6" x 3' 9" (2.59m x 1.14m) Three piece suite comprising WC, pedestal wash basin, bath with overhead mixer shower, full wall tiling, frosted timber glazed window, wall mounted radiator .

**Outside:** To the outside is a front garden behind a low brick wall and a large enclosed rear garden

**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)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 900 years from 12 November 1910

**Council tax:** Cardwells estate agents Bolton research shows the property is band A annual charges of approximately £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.

**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.

**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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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

