



Independent Estate Agents Est. 1982
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DOWSON STREET, THE HAULGH, BL2 1AB



- 4 bed semi detached over 3 levels
- Vacant possession/no upward chain delay
- Hall/lounge/basic fitted kitchen
- First floor 2 beds/wc and bathroom
- Top floor 2 more bedrooms
- Private residents parking/small rear yard
- Great investment opportunity/modernise Sought after location/viewing recommended



£95,000

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
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton are delighted to offer to the market this substantial 4 bedroom semi detached property with accommodation over three levels tucked away off the main road on Dowson Street. Within walking distance of Bolton town centre and all it's sought after amenities with fabulous transport links via the A666 and M60 motorway networks a short commute away. The property would benefit from a full cosmetic upgrade however offers lots of scope for investment and is importantly available with vacant possession and no upward chain delay. Briefly comprising: Reception hallway, lounge, basic fitted kitchen, enclosed landing to the first floor which houses bedrooms one and two, a separate Wc and the family bathroom and to the upper level there are a further two bedrooms. Viewings are welcomed, seven days a week by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Timber entrance door into.

Reception hallway: 10' 0" x 5' 7" (3.05m x 1.70m) Timber door giving access to the rear.

Lounge: 14' 11" x 13' 2" (4.54m x 4.01m) Two timber framed windows, wall mounted gas fire.

Kitchen: 12' 5" x 12' 11" (3.78m x 3.93m) Basic fitted kitchen comprising stainless steel sink unit, base units, enclosed staircase to the upper landing, wall mounted gas fire, under stairs storage cupboard, timber framed window.

Landing: 13' 2" x 5' 7" (4.01m x 1.70m)

Bedroom 1: 12' 3" x 13' 0" (3.73m x 3.96m) Timber framed window.

Bedroom 2: 7' 1" x 13' 0" (2.16m x 3.96m) Timber framed window.

W.C: 2' 10" x 5' 8" (0.86m x 1.73m) uPVC double glazed window.

Bathroom: 5' 7" x 5' 8" (1.70m x 1.73m) Two piece suite comprising pedestal wash basin and bath, uPVC double glazed window.

Enclosed staircase to the top floor.

Bedroom 3: 8' 11" x 9' 9" (2.72m x 2.97m) Timber framed the window.

Bedroom 4: 15' 6" x 9' 9" (4.72m x 2.97m) Timber framed window.

Outside: To the outside is allocated residents parking and a small enclosed yard to the rear with a timber door giving access to the side street

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

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 1 November 1886

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

Flood risk information: Cardwells estate agents Bolton research shows the property is in a 'no risk' flood 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 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

