

Ground Floor

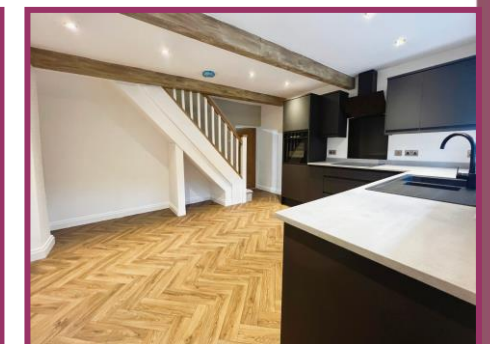


First Floor

**THICKETFORD ROAD, BOLTON, BL2 2LU**



- Recently comprehensively refurbished cottage
- Two good bedrooms, end cottage
- Superb fitted kitchen with dining space
- Lovely mix period charm & modern amenities
- Stylish white bathroom suite. UPVCDG
- Enclosed easy maintenance rear garden
- Ready to move into, ideal first home
- Sold with no upward chain delay



**Offers in Excess of £165,000**

**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

Incorporating: Wright Dickson & Catlow, WDC Estates

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A comprehensively renovated stone cottage which retains its period charm whilst being juxtaposed with modern presentation and luxuries. Situated just a short walk from the Seven acres Country Park, the location is ideal for exploring the countryside and also superb every day amenities, with popular schools, shops and transport links all nearby. The very well presented home briefly comprises: living room, quality professionally fitted kitchen/diner, first floor landing, master bedroom, generous second bedroom and a beautiful three-piece bathroom suite. We are advised that our clients park in front of the property though there is not a dropped curb, and there is an enclosed easy maintenance garden to the rear. The property benefits from a modern gas combination central heating system, uPVC double glazing, modern wiring, luxury carpeting, stylish fixtures and fittings and in our opinion is hopefully ready to move straight into. There is a great deal to admire and a viewing is essential to appreciate all that is on offer, in the first instance there is a walk through viewing video available to watch, then a personal viewing appointment can be arranged by calling 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).

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

**Approximate floor area:** The overall approximate floor area extends to around 710 ft.<sup>2</sup>/66 m<sup>2</sup>.

**Living room:** 13' 9" x 13' 0" (4.179m x 3.972m) Beamed ceiling, uPVC window, thick carpeting, neutral decorations.

**Kitchen diner:** 13' 10" x 13' 2" (4.228m x 4.019m) A stylish professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets. At the time of writing the oven has never been used and is brand-new in fact the instruction manual is still inside! There is ample dining space, quality flooring, 3 uPVC double glazed windows, built-in storage space containing the modern gas combination central heating boiler, rear access door and spindle staircase off to the first floor.

**First floor landing:** 5' 0" x 5' 0" (1.519m x 1.531m) Neutral decorated, quality carpeting, radiator, stylish internal doors with matching black handles.

**Bedroom 1:** 13' 1" x 12' 1" (3.989m x 3.686m) uPVC window to the front, radiator, quality carpeting, neutral decorations.

**Bedroom 2:** 17' 4" x 8' 7" (5.290m x 2.605m) Measured at absolute maximum points into the storage area, uPVC window to the rear, radiator, quality carpeting, neutral decorations, radiator.

**Bathroom:** 7' 8" x 5' 0" (2.347m x 1.519m) Stylish, modern white three-piece bathroom suite comprising: dual flush WC, pedestal wash hand basin and bath with fitted shower screen and both handheld and overhead shower options, an illuminated mirror, uPVC window, heated towel rail, quality flooring.

**Parking:** We are advised that our clients park their car immediately to the front of the property so it is off the road.

**Approximate plot size:** The overall approximate plot size extends to around 0.02 of an acre.

**Rear garden:** The rear garden is fully enclosed and designed for easy maintenance with an Astroturf area and golden gravel section with flowerbeds to the far end and a brick built storage building in the garden.

**Chain details:** The property is sold with no further upward chain delay.

**Tenure:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold 99 years from 10 March 1982

**Bolton council tax:** The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is A at an annual cost of around £1,432 per annum.

**Flood risk information:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "Very Low Risk" of flooding.

**Conservation area:** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance at your convenience

**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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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.

**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

