



Independent Estate Agents
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PENDLE COURT, BOLTON, BL1 6PY



- No upward chain involved
- 3 bedroom maisonette
- Popular & convenient location
- Good local amenities
- Ideal rental investment or 1st time purchase
- Lounge dining room & patio
- Mature communal gardens & car park
- Viewing recommended



Offers Over £120,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ
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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982

Offered for sale with 'no upward chain involved' this spacious three bedroom maisonette house, situated in a very popular and convenience. The property would make an ideal rental investment or perhaps as a first time purchase. The area has good local shops, schools and transport links and beautiful countryside on the doorstep. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk. The accommodation briefly comprises, Entrance hall, kitchen breakfast room and a lounge dining room with a patio leading off. Upstairs there are three bedrooms and a good sized bathroom. Outside, there are communal gardens and a residents car park. The property also benefits from uPVC double glazing and an electric hot water system.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Entrance hall: uPVC frosted double glazed window front aspect, tiled floor, staircase to the landing, wall mounted electric heater, built in under stairs storage cupboard, further storage/cloaks cupboard.

Lounge dining room: 16' 7" x 11' 8" (5.05m x 3.55m) uPVC double glazed sliding patio door, leading to an enclosed patio. uPVC double glazed window rear aspect, storage cupboard.

Kitchen: 11' 10" x 9' 0" (3.60m x 2.74m)

Landing: Built-in storage cupboard, access to the loft, doors lead to

Bedroom 1: 14' 9" x 9' 0" (4.49m x 2.74m) uPVC double glazed window rear aspect, inset spotlights to the ceiling.

Bedroom 2: 8' 10" x 7' 1" (2.69m x 2.16m) uPVC double glazed window rear aspect.

Bedroom 3: 9' 0" x 7' 3" (2.74m x 2.21m) uPVC double glazed window front aspect.

Bathroom: 8' 8" x 5' 8" (2.64m x 1.73m) 2 uPVC double glazed windows front aspect, enclosed bath with a shower above, close coupled WC, feature glazed wash basin with mixer tap, tiled floor, part tiling to the walls, inset spotlights to the ceiling.

Outside: There are mature communal gardens, with lawned areas and trees. There is a residents car park and a bin storage area.

Parking: There is a residents car park

Viewings: Please contact 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, 999 years from 28 November 1984. We are advised the service is £78 per month and there is no ground rent payable.

Council tax: Cardwells estate agents Bolton research shows the property is band A annual cost 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 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 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 Estate Agents Bolton 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).

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