



LONGFIELD ROAD, MIDDLE HULTON, BL3 3SZ



- Extended mid terrace
- Ideal for first home/landlords
- 2 bedrooms. uPVC D.G, Gas Combi C.H
- Utility rm extension to ground floor
- Quality fitted kitchen/diner
- Stylish white bathroom suite
- Close to fields, short drive to M61
- Council tax band A, long leasehold



£149,500

BOLTON

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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 extended two bedroom mid terrace property particularly well presented throughout, set in a consistently popular residential location being just a short walk away from open fields and within easy reach of the town centre of Bolton and the motorway network via the M61. The property may well make an ideal first home or a superb addition to a buyer let property portfolio. The accommodation on offer briefly comprises: entrance vestibule, living room, stylish fitted kitchen/diner, utility room, first floor landing, two bedrooms and a modern white bathroom suite with contemporary black taps and showerhead, etc. The rear garden has been designed for easy maintenance and all year round enjoyment. The property benefits from uPVC double glazing, gas combination central heating and all that is on offer can only be fully appreciated via a personal viewing. In the first instance there is a walk-through viewing video available to watch and then a private viewing appointments can be arranged by calling: Cardwells Estate Agents on 01204381281, emailing; Bolton@Cardwells.co.uk or visiting; www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule: 3' 2" x 3' 0" (0.964m x 0.907m) uPVC window above the uPVC double glazed entrance door with stained glass rolls designed to the windows, meter cupboard.

Living room: 14' 3" x 13' 3" (4.343m x 4.051m) uPVC window to the front with fitted blinds, two radiators, quality flooring, stylish decorations.

Kitchen: 13' 4" x 10' 11" (4.056m x 3.317m) Stylish modern professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, oven/grill, gas hob with extractor over, stainless steel sink and drainer with mixer tap over, concealed gas combination central boiler, ample dining space, uPVC double glazed

Utility room: 6' 8" x 5' 9" (2.033m x 1.744m) uPVC window to the side, uPVC entrance door, quality flooring, plumbing for washing machine.

First floor landing: 3' 11" x 4' 5" (1.190m x 1.345m)

Bedroom 1: 14' 4" x 13' 3" (4.366m x 4.039m) A very well presented master bedroom with quality flooring, newuPVC windows to front, fitted blinds and radiator.

Bedroom 2: 10' 10" x 7' 3" (3.303m x 2.208m) Measured at maximum points. uPVC window to the rear, radiator, fitted bedroom furniture, wardrobes and bridging cabinets, loft access point, quality flooring.

Bathroom: 6' 1" x 5' 8" (1.861m x 1.715m) Stylish and modern white three-piece bathroom suite comprising: dual/WC, pedestal wash hand basin and bath with both handheld and overhead shower options with fitted shower screen, heated towel, uPVC window, inset spot lighting.

Plot size: The overall approximate plot size is around 0.02 of an acre.

Rear garden: The rear garden has been professionally landscape to create private outdoor space that requires very little maintenance and can be enjoyed all year round.

Tenure: Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold enjoying a long leasehold which elapses in May of 2894. We understand that the annual ground rent charge is around £1.19 per annum.

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

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

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. Our client advises he pays approximately £119 a month.

Approximate utility costs: Our client advises us that the approximate monthly gas and electric costs are around £85/90 per month as an average over a twelve month period. We are also informed that the monthly costs of the water services is around £37 per month and the TV license is approximately £15 per month. The current broadband supply is via Virgin Media.

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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

