



Independent Estate Agents
Cardwells
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HASTINGS ROAD, HEATON, BL1 4NQ



- Garden fronted mid terraced
- Two double bedrooms
- Two reception rooms
- Three piece bathroom suite
- Extended kitchen
- Low maintenance garden/enclosed rear yard
- Close to excellent amenities/schools
- Good access to commuter routes



Offers in the Region Of £150,000

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

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.

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Well presented family home located within the heart of Heaton. The property is in close proximity of Bolton school, many local amenities, popular restaurants with excellent transport links all within easy reach. The accommodation comprises a lounge, dining room and kitchen to the ground floor with two double bedrooms and a family bathroom to the first floor. Externally there is gated access to a low maintenance gravelled garden and path leading to the front door. To the rear of the property there is a flagged enclosed rear yard with brick storage shed and a gate to the rear.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Ceiling light point, door leading into the lounge.

Lounge: 15' 9" x 11' 1" (4.80m x 3.39m) Wall lamps, double glazed bay window to the front, radiator, gas fire and surround, ceiling light point, open into the dining room.

Dining Room: 15' 7" x 14' 1" (4.75m x 4.28m) Radiator, double glazed window to the rear, ceiling light point, under stairs storage.

Kitchen: 9' 1" x 8' 6" (2.78m x 2.58m) Double glazed window to the side, door to the side, radiator, wall mounted boiler, range of fitted wall and base units with extractor fan, integrated gas hob and electric oven, space for a washing machine and fridge/freezer, one and a half bowl sink with mixer tap and drainer, ceiling light point.

Landing: Ceiling light point.

Bedroom One: 15' 10" x 11' 2" (4.82m x 3.41m) Ceiling light point, double glazed window to the front, radiator.

Bedroom Two: 14' 1" x 10' 6" (4.28m x 3.19m) Ceiling light point, radiator, double glazed window to the rear.

Bathroom: 7' 2" x 6' 5" (2.18m x 1.95m) Downlights, loft access, three piece suite incorporating a wc, wash hand basin, panelled bath with mixer tap, tiled floor with splashback to the walls, wall mounted vertical ladder radiator, double glazed window to the rear.

Externally: To the front of the property there is gated access to a low maintenance gravelled garden and path leading to the front door. To the rear of the property there is a flagged enclosed rear yard with brick storage shed and a gate to the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 995 years from 25 March 1909

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

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in 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 or visiting: www.Cardwells.co.uk.

Thinking of selling or letting: 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

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