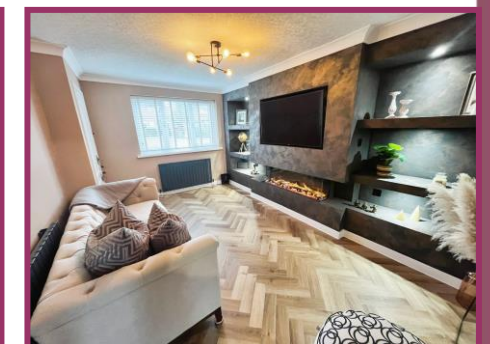


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GILLIBURNS WALK, WESTHOUGHTON, BL5 2LX



- No onward chain
- Immaculately presented throughout
- Modern kitchen/diner
- Two double bedrooms
- Cul-de-sac position
- Lounge with fantastic media wall
- Allocated parking to the rear
- Front and rear gardens



Offers in the Region Of £175,000

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

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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.



Independent Estate Agents
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 Est. 1982

Stunning mid mews property, which has been modernised throughout and offered for sale with NO ONWARD CHAIN. This immaculate property would be ideal for a couple or first time buyer and is located close to many local amenities, schools and perfect for the commuter with train stations, access to the M61 motorway network and the A580 within a short drive. Internally the property comprises an entrance hallway, lounge and modern fitted kitchen/diner to the ground floor with two double bedrooms and a three piece bathroom to the first floor. Externally there is a lawned garden with a flagged path leading to the front door and to the rear of the property there is a flagged patio area with steps leading up to a lawn garden with low maintenance border surrounding and further steps leading to a patio area with space for a shed. From the patio there is a gate which leads to an allocated space for off-road parking. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Downlights, parquet flooring, radiator, wood panelling to the walls, stairs to the first floor.

Lounge: 14' 10" x 10' 9" (4.53m x 3.27m) Ceiling light point, radiators, parquet flooring, double glazed window to the front, media wall with inset lighting and electric flame affect fire.

Kitchen/diner: 13' 10" x 9' 2" (4.21m x 2.79m) Double glazed window to the rear, double glazed French doors to the rear, under stairs storage, range of fitted wall and base unit with integrated extractor fan, gas hob, electric oven, fridge freezer, dishwasher, space for a washing machine, one and a half sink with mixer tap and drainer, radiator, ceiling light point, parquet flooring.

Landing: Downlights, storage cupboard, loft access which is part boarded.

Bedroom 1: 13' 9" x 9' 9" (4.20m x 2.98m) Ceiling light point, fitted wardrobes, radiator, double glazed window to the front.

Bedroom 2: 12' 8" x 7' 11" (3.87m x 2.41m) Ceiling light point, double glazed window to the rear, radiator.

Bathroom: 6' 4" x 5' 6" (1.92m x 1.67m) Downlights, double glazed window to the rear, three piece suite incorporating a vanity unit with inset sink, wc, panelled bath with mixer tap, tiled floor and walls, radiator.

Externally: Lawned garden with a flagged path leading to the front door. To the rear of the property there is a flagged patio area with steps leading up to a lawn garden with low maintenance border surrounding and further steps leading to a patio area with space for a shed. From patio there is a gate which leads to an allocated space for off-road parking.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold, however she pays £15 per year lease on land at the rear for parking.

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1670.

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. A walk through viewing video is available to watch in the first instance.

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

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

