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RADCLIFFE ROAD, THE HAULGH, BL2 1PE



- Garden fronted mid terraced property
- Two double bedrooms
- Stunning loft room
- Three piece family bathroom
- Modern fitted kitchen
- Open plan lounge/dining area
- Close to excellent transport links
- Local amenities and schools nearby



Offers in the Region Of £170,000

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
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Incorporating: Wright Dickson & Catlow, WDC Estates

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 Est. 1982

Stunning garden fronted mid terraced property offering an abundance of space, just off Radcliffe Road in Bolton. This beautiful home has been modernised throughout and is located close to many local amenities including St Stephen and All Martyrs Primary School and also close to many commuter routes with St Peters Way and Trinity Street train station just being a short distance away. Internally the accommodation comprises an entrance hallway, lounge area with bay window to the front which opens up into a large dining area and a modern fitted kitchen to the ground floor. The first floor has two double bedrooms, a superb three piece family bathroom with skylights and stairs from the landing leading to a wonderful loft room which can be used as an office/craft room. Externally there is gated access to a low maintenance garden with a path leading to the front door. To the rear of the property there is an enclosed flagged yard with covered seating area, electrical points, outside tap and gate to the rear. For further information contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, radiator, stairs leading to the first floor.

Lounge Area: 12' 2" x 10' 7" (3.72m x 3.22m) Downlights, radiator, ceiling light point, double glazed bay window to the front, opened up into the dining area.

Dining Area: 14' 10" x 14' 3" (4.51m x 4.34m) Ceiling light point and downlights, radiator, double glazed window to the rear, storage cupboard.

Kitchen: 10' 2" x 7' 3" (3.10m x 2.21m) Double glazed window to the rear, door to the side, range of fitted wall and base units with complimentary worktops surfaces incorporating an extractor fan, induction hob, electric oven, sink with mixer tap and drainer, space for a washing machine, fridge/freezer, ceiling light point, wall mounted electric heater.

Landing: Downlights, stairs leading to the loft room.

Bedroom One: 14' 1" x 12' 10" (4.28m x 3.92m) Downlights, double glazed windows to the front, radiator.

Bedroom Two: 15' 0" x 8' 7" (4.56m x 2.61m) Double glazed window to the rear, ceiling light point, storage cupboard.

Bathroom: 10' 2" x 7' 0" (3.10m x 2.13m) Downlights, skylights, double glazed window to the rear, wall mounted vertical ladder radiators, three piece suite incorporating a wc, wash hand basin, panelled bath with mixer tap and shower above, tiled floor and walls, extractor fan.

Externally: To the front of the property there is gated access to a low maintenance garden with a path leading to the front door. To the rear of the property there is an enclosed flagged yard with covered seating area, electrical points, outside tap and gate to the rear.

Loft Room: 15' 6" x 13' 11" (4.72m x 4.24m) Downlights, skylights, storage into the eaves, electrical points, laminate effect flooring.

Viewings: All viewings are by advance appointment with 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, 985 years from 19 December 1877

Council tax: Cardwells estate agents Bolton research shows the property is band A £1432 per annum

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

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