



**OLLERTON STREET, EAGLEY, BL1 7JU**



- 3 bed semi detached
- No upward chain involved
- Sought after location
- Spacious accommodation
- Some updating required
- Quiet location, good local amenities
- Ideal family home
- Viewing recommended



**Offers in Excess of £200,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A spacious three bedroom semi detached house, tucked away in a quiet location within Eagley Bank. The property has the advantage of no upward chain involved and requires some updating. Ollerton Street is just off Ollerton Terrace and Andrew Lane, on the border of Sharples and Eagley Bank, close to Astley Bridge. There are good local schools shops, parks and transport links. The accommodation briefly comprises Entrance porch, hallway, lounge, kitchen dining room and a utility room. Upstairs there are three generous sized bedrooms and a family bathroom. Outside there are gardens to the front and rear along with a driveway with an up and over door. The property also benefits from double glazing to the majority and gas central heating. 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch:** UPVC double glazed front door leading to the entrance porch,

**Hallway:** Double glazed window to the side aspect, radiator, enclosed staircase to the landing.

**Lounge:** 24' 9" x 11' 0" (7.54m x 3.35m) UPVC double glazed sliding door to the rear garden aspect, double glazed window to the front aspect, two radiators, stone fireplace, coving to the ceiling.

**Kitchen dining room:** The kitchen area has double glazed window to the rear garden aspect, fitted wall and base units with complementary work top surfaces and tiled splashback, stainless steel sink unit with mixer tap, built in oven and grill, four ring electric hob, concealed extractor hood. above, space for a fridge.

**Dining area:** Double glazed window to the side aspect, radiator, built in under stairs storage cupboard.

**Utility Room:** 7' 4" x 5' 1" (2.23m x 1.55m) Timber framed door to the garden, space for a fridge freezer, space for a washing machine.

**Landing:** Access the loft, doors lead to:

**Bedroom One:** Double glazed window to the garden aspect radiator below, wardrobes and a dressing table unit, built in wardrobe.

**Bedroom Two:** 12' 0" x 9' 3" (3.65m x 2.82m) Double glazed window to the front aspect, radiator below, fitted wardrobes with matching drawers and dressing table table unit, radiator.

**Bedroom Three:** 11' 9" x 11' 1" (3.58m x 3.38m) Double glazed window to the side aspects, radiator below.

**Bathroom:** Frosted double glazed window to the rear aspect, enclosed bath with a shower above, wash basin, close coupled WC, radiator, fitted airing cupboard.

**Outside:** There is a paved driveway and garden with tree and plant beds and an attached garage with an up and over door. A pathway leads along the side elevation to the rear garden. Well stocked and mature rear garden with a laid to lawn area with tree and plant displays.

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold,999 years from 1 November 1964

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

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Conservation area:** Cardwells estate agents Bolton research shows the property is in Eagley Bank conservation area.

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a no flood risk 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

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