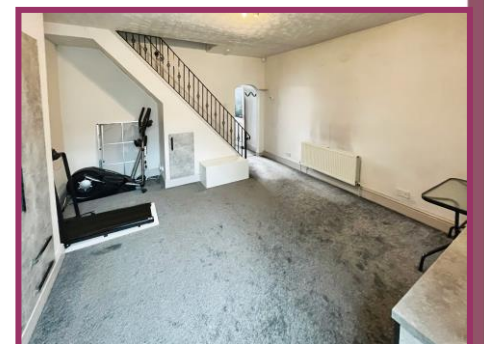




HENNON STREET, HALLIWELL, BL1 3EH



- Garden fronted mid terraced home
- Three bedrooms
- Two reception rooms
- Extended kitchen and dining area
- Close to local primary schools
- Gas C.H & D.G
- Popular residential location
- Close to many local amenities



£150,000

BOLTON
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Wonderful garden fronted mid terraced home located within Halliwell, Bolton. The property is situated close to many local amenities, primary schools and is well placed for commuting. Internally the property comprises an entrance hallway, lounge, sitting room, dining area and kitchen to the ground floor with three bedrooms and a shower room to the first floor. Externally there is gated access to a flagged garden at the front and to the rear there is an enclosed flagged yard with outside tap and roller shutter door. 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 hall: Ceiling light point.

Lounge: 12' 4" x 10' 10" (3.77m x 3.30m) Ceiling light point, double glazed window to the front, built in storage cupboard, radiator.

Sitting room: 15' 5" x 14' 3" (4.69m x 4.35m) Ceiling light point, radiator, built in storage cupboards.

Dining area: 8' 6" x 6' 8" (2.59m x 2.02m) Wall light, radiator, double glazed window and door to the rear, opens up into the kitchen.

Kitchen: 21' 0" x 5' 11" (6.41m x 1.80m) Range fitted wall and base units with inset lighting incorporating an extract fan, integrated gas hob, double electric oven, stainless steel sink with mixer tap and drainer, space for a washing machine and American fridge freezer, wall mounted boiler, double glazed window to the side.

Landing: Ceiling light point, storage cupboard, steps up to 3rd bedroom.

Bedroom 1: 14' 4" x 10' 1" (4.37m x 3.08m) Ceiling light point, radiator, double glazed window to the front with plantation blinds, fitted wardrobes.

Bedroom 2: 9' 1" x 8' 10" (2.78m x 2.69m) Ceiling light point, radiator, fitted wardrobes, double glazed window to the rear with plantation blinds.

Bedroom 3: 9' 2" x 8' 2" (2.79m x 2.50m) Ceiling light point, double glazed skylight, radiator, fitted storage cupboards.

Bathroom: 5' 11" x 4' 11" (1.81m x 1.50m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, three piece suite incorporating a vanity unit with inset sink, WC, walk-in shower cubicle.

Outside: To the front of the property there is gated access to a flagged garden and to the rear there is an enclosed flagged yard with outside tap and roller shutter door.

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, 999 years from 1 May 1898. We are advised the ground rent is £1.35 per annum

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

Flood risk information: 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.

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

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

