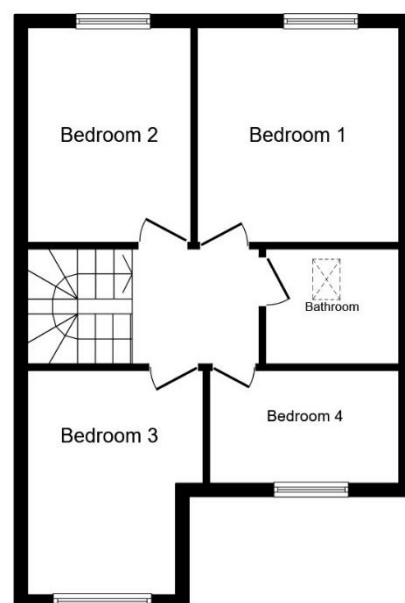


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**GLENRIDGE CLOSE, ASTLEY BRIDGE, BL1 8JL**



- Extended mid terraced property
- Four bedrooms
- Two reception rooms
- Shower room and bathroom
- Off road parking
- Close to commuter routes
- Walking distance to Mosques & Islamic school
- Close to many shops and schools.



**£230,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

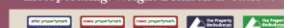
**BURY**

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
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**LETTINGS & MANAGEMENT**

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T: 01204 381 281  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Wonderful opportunity to purchase this extended townhouse which occupies a popular and convenient position just off Blackburn Road in Bolton. The property is situated close to many local amenities including local shops, an Islamic Education Centre, supermarkets, schools and is in walking distance of the current and new Mosque which is currently being built on Blackburn Road. The accommodation within the property comprises an entrance hallway, kitchen, lounge, sitting room and shower room to the ground floor with four bedrooms and a family bathroom to the first floor. To the front of the property there is driveway parking for two cars with a low maintenance flagged yard to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Entrance hallway:** Ceiling light point, radiator, tiled floor.

**Kitchen:** 11' 8" x 7' 7" (3.56m x 2.32m) Double glazed window to the front, wall mounted vertical ladder radiator, range of fitted wall and base units with extractor fan, space for a multi fuel range oven, space for a washing machine, fridge/freezer, dishwasher, double bowl stainless steel sink with mixer tap and drainer, tiled floor and walls.

**Lounge:** 17' 10" x 12' 2" (5.44m x 3.70m) Double glazed window to the rear, laminate effect flooring, radiator, ceiling light point.

**Sitting Room:** 24' 5" x 7' 0" (7.44m x 2.13m) Vertical wall mounted radiator, tiled floor, double glazed window to the rear, door to the rear, ceiling light point.

**Shower Room:** 5' 10" x 5' 6" (1.78m x 1.68m) Double glazed window to the front, vertical wall mounted radiator, three piece suite incorporating a wc, wash hand basin, walk in shower cubicle, tiled floor and walls, extractor fan, ceiling light point.

**Landing:** Downlights, radiator, loft access.

**Bedroom One:** 11' 3" x 10' 7" (3.43m x 3.22m) Ceiling light point, double glazed window to the rear, radiator.

**Bedroom Two:** 11' 3" x 8' 9" (3.44m x 2.66m) Double glazed window to the rear, radiator, ceiling light point.

**Bedroom Three:** 11' 7" x 9' 10" (3.52m x 2.99m) Ceiling light point, double glazed window to the front, radiator.

**Bedroom Four:** 7' 4" x 5' 10" (2.23m x 1.77m) Radiator, double glazed window to the front, wall mounted boiler, ceiling light point.

**Bathroom:** 6' 3" x 6' 1" (1.90m x 1.85m) Downlights, double glazed skylight, three-piece suite incorporating a vanity unit with inset wash hand basin, WC, panel bath with mixer tap and shower above, tiled floor and walls.

**Outside:** To the front of the property there is driveway parking for two cars with a low maintenance flagged yard to the rear.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 125 years from 1 September 2000.

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

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

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