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## LONGFIELD ROAD, MIDDLE HULTON, BOLTON, BL3 3SZ



- Two bedroom mid terrace
- Sold with no upward chain delay
- Ideal to update to taste & specification
- Consistently popular location
- Lounge, fitted kitchen / diner
- UPVCDG, gas combi boiler
- Enclosed yard style garden to rear
- Viewing highly recommended



## Offers in the Region Of £110,000

### 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

E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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A traditional style leasehold two bedroom mid terrace property offered for sale with early vacant possession and no further upward chain delay. Situated in a consistently popular residential location, access to the motorway network, the town centre of Bolton, shops, schools, houses of worship and sporting and recreational facilities. It is fair to point out that the property could benefit from some modernising and upgrading works to totally fulfil its potential, therefore this may be a superb opportunity for someone who is looking to improve and modernise a property to their own tastes and specifications. The accommodation on offer briefly comprises: entrance vestibule, living room, kitchen/diner, landing, two bedrooms and a bathroom suite. Externally, there is an enclosed yard style garden to the rear. The property benefits from UPVC double glazing, a gas combination central heating boiler and importantly is sold with early vacant possession and no further upward chain delay. 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 01204 381281, 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 at your convenience.

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

**Approximate floor area.** The overall approximate floor area is around 699 ft.<sup>2</sup>/65 m<sup>2</sup>.

**Entrance vestibule:** 2' 11" x 2' 10" (0.893m x 0.860m) UPVC entrance door with window above.

**Living Room:** 14' 1" x 13' 0" (4.303m x 3.963m) Measured at maximum points. UPVC window to the front, radiator, feature fireplace .

**Kitchen/diner:** 13' 0" x 10' 11" (3.973m x 3.335m) The kitchen is fitted with matching: drawers, base and wall cabinets, oven/grill, gas hob with extractor over, the stainless steel single bowl sink is set within the UPVC bay window, additional UPVC bay window, radiator, rear entrance door.

**Landing:** 4' 3" x 3' 10" (1.294m x 1.176m)

**Bedroom One:** 14' 2" x 13' 0" (4.319m x 3.973m) UPVC window to the front, radiator, feature fireplace.

**Bedroom Two:** 11' 0" x 8' 5" (3.343m x 2.576m) UPVC window to the rear, radiator, wall mounted gas central heating boiler, loft access point via a drop-down ladder, built-in storage space.

**Bathroom:** 6' 9" x 4' 3" (2.051m x 1.286m) White three-piece suite comprising: bath, pedestal wash hand basin, dual flush WC and shower mounted to the wall, UPVC window, radiator, extractor, ceramic wall tiling.

**Plot size:** the overall approximate plot size is around 0.02 of an acre.

**Rear Garden:** Fully enclosed and paved for easy maintenance and all year round use.

**Chain details:** We understand that the property will be sold with vacant possession and no further up with chain.

**Tenure:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold enjoying a term of 990 years less ten days from 1st May 1904, meaning there is around 869 years remaining. At the time of writing we do not have confirmation of the annual charge.

**Bolton council tax:** The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is A at an annual cost of around £1,432 per annum as of 2024.

**Flood risk information:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a very low risk of flooding.

**Conservation area:** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a conservation area.

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**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.

**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)

