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**DEANE CHURCH LANE, DEANE, BOLTON
BL3 4EN**



- Large mid terrace property
- Accommodation over four levels
- Ideal to update to own tastes & spec
- 2 open plan cellar rooms
- Lounge and kitchen diner
- 2 bedrooms & bathrm to 1st flr
- Staircase serves large loft room
- No upward chain, enclosed yard



£160,000

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A freehold mid terrace property with accommodation over four levels, offered for sale with early vacant possession and no further upward chain delay. Situated in a consistently popular residential location, locally there is easy access to houses of worship, community facilities, shops, restaurants, schools, easy access to the motorway network and easy access to the town centre of Bolton. It is fair to point out that the property could benefit from some internal cosmetic upgrading works to totally fulfil its potential, therefore this may be an ideal opportunity to upgrade and improve a property to your own tastes and specifications. The accommodation on offer briefly comprises: front entrance vestibule, living room, kitchen complete with twin oven grills, rear entrance vestibule, there are two open plan rooms to the lower level/ cellar, first floor landing, master bedroom, second bedroom, three-piece white bathroom suite under a staircase serves the loft room which we understand has previously been used as a bedroom. Externally, there is an enclosed yard landscape for easy maintenance and all year round use. There is a great deal of potential and a viewing is highly recommended. In the first instance a walk through viewing video is available to watch, and then a personal viewing appointments can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front entrance vestibule 3' 2" x 2' 9" (0.976m x 0.848m) UPVC double glazed entrance door, UPVC window above.

Living Room UPVC window to the front with fitted blinds, wood laminate flooring, radiator, door off to the kitchen.

Kitchen/Diner 13' 8" x 10' 6" (4.173m x 3.194m) The kitchen is fitted with a matching range of: drawers, base and wall cabinets Twin oven/grills, sink and drainer with mixer tap over, UPVC window to the rear, five ring gas hob with extractor, door off to rear entrance vestibule.

Rear entrance vestibule 2' 8" x 3' 0" (0.825m x 0.915m) UPVC window above the rear entrance door, door off which provides access to the steps leading to the lower level.

Lower level / cellar level The lower level is accessed via staircase from the rear entrance vestibule and the door opens into cellar room one.

Cellar room one 13' 6" x 12' 8" (4.120m x 3.861m) There is a UPVC boarded up window to the front, electric meter, gas meter and electric fuse box. This room opens directly into the second room.

Cellar room Two 13' 0" x 10' 4" (3.959m x 3.150m) The main gas combination central heating boiler is fitted to the wall, UPVC window to the rear.

First Floor Landing 13' 8" x 4' 8" (4.170m x 1.429m) UPVC window to the rear, door off which provides access to the staircase up to the loft room/upper level.

Bedroom One 13' 4" x 13' 5" (4.056m x 4.088m) UPVC window to the front, radiator.

Bedroom Two 8' 4" x 6' 2" (2.537m x 1.869m) UPVC window to the rear, radiator.

Bathroom 8' 5" x 7' 3" (2.556m x 2.215m) A white three-piece bathroom suite comprising: pedestal wash hand basin, jewel flush WC and bath with fitted shower screen, partial ceramic wall tiling, radiator.

Upper floor / Loft room 18' 3" x 13' 6" (5.575m x 4.121m) UPVC window to the front, radiator, generous central highest point head height of around 2.848m which lowers towards the eaves following the shape of the roof

Plot Size The overall approximate plot size extends to around 0.02 of an acre.

Front Garden The front garden is predominantly finished in Astroturf for easy maintenance.

Rear Garden The rear garden is paved for easy maintenance and all year round use.

Tenure Cardwells Estate Agents Bolton pre marketing research indicates that the property is Freehold

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 approximate annual cost of around £1,506.33 per annum.

Chain detail The property is sold with early vacant possession and no further upward chain delay.

Flood risk information Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No risk" of flooding.

Conservation Area Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 01204 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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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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