



## YEW TREE CLOSE, ASTLEY BRIDGE, BL1 6FW



- Superb accommodation over three floors
- End townhouse
- Driveway parking for two cars
- Good sized corner plot
- Three double bedrooms
- En-suite and family bathroom
- Lounge and kitchen/diner
- Close to local amenities and schools



## Offers Over £230,000

**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

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.





Beautifully presented end townhouse situated on a sizeable corner plot just off Mackenzie Street in Bolton. This superb property is situated close to many local amenities, good access to commuter routes and within close proximity to many schools including Thornleigh and Holy Infants. Internally the accommodation is very well presented, situated over three floors and comprises an entrance hallway, storage room which could be a cloakroom/wc, lounge and kitchen/diner to the ground floor with two double bedrooms and a family bathroom to the first floor with the main bedroom and en-suite situated in the second floor. Externally there is driveway parking for two cars at the front with a low maintenance gravelled garden and gate leading down the side of the property. The rear garden is lawned with composite decking and inset lights which is a perfect place to sit out and enjoy the sun. To the side of the property there is a designated child's play area with space for a large trampoline and climbing frame/slide. 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, laminate flooring.

**Storage Room:** 5' 1" x 2' 11" (1.56m x 0.89m) When originally built this room was intended to be a cloakroom/wc. Our client asked for them not to put a wc in so they could use it for storage. Our client does advise that there is plumbing available within to turn into a cloakroom/wc. Ceiling light point, double glazed window to the side, radiator, laminate flooring.

**Lounge:** 15' 9" x 10' 10" (4.79m x 3.31m) Radiator, double glazed window to the front, laminate flooring, wood panelling to one wall, understairs storage, ceiling light point.

**Kitchen/diner:** 14' 3" x 9' 7" (4.34m x 2.93m) Downlights, double glazed overlooking the garden, double glazed French doors leading to the rear garden, radiator, range of fitted wall and base units with integrated extractor fan, five ring gas hob, double electric oven, fridge/freezer, washer/dryer, space for a dishwasher, one and a half bowl stainless steel sink with mixer tap and drainer.

**Landing:** Ceiling light point, stairs to the second floor.

**Bedroom 2:** 14' 2" x 10' 11" (4.33m x 3.34m) Double glazed windows to the front, radiator, ceiling light point.

**Bedroom 3:** 14' 3" x 7' 7" (4.34m x 2.31m) Radiator, ceiling light point, double glazed window overlooking the rear garden.

**Bathroom:** 6' 11" x 6' 5" (2.10m x 1.96m) Downlights, double glazed window to the side, radiator, extractor fan, three piece suite incorporating a wc, wash hand basin, panelled bath with mixer tap and shower above, tiled splashback to the walls.

#### **Second floor:**

**Bedroom 1:** 14' 2" x 11' 10" (4.33m x 3.60m) Ceiling light points, double glazed windows to the front, fitted wardrobes.

**En-suite:** 9' 8" x 4' 4" (2.94m x 1.31m) Ceiling light points, double glazed window to the rear, radiator, extractor fan, three piece suite incorporating a wc, wash hand basin, walk in shower cubicle, tiled splashback to the walls.

**Externally:** To the front of the property there is driveway parking for two cars with a low maintenance gravelled garden and gate leading down the side of the property. The rear garden is lawned with composite decking and inset lights which is a perfect place to sit out and enjoy the sun. To the side of the property there is a designated child's play area with space for a large trampoline and climbing frame/slide.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Freehold.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

**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)

**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

