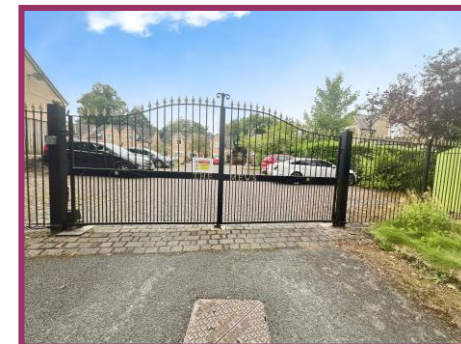
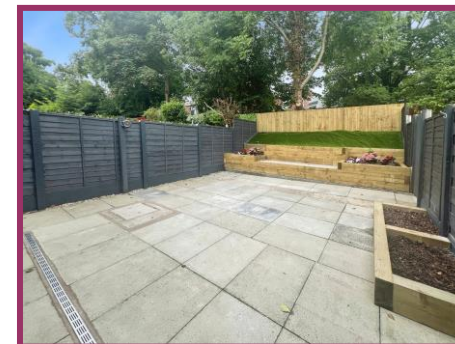


Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

THE MEWS, LINCOLN ROAD, HEATON, BOLTON, BL1 4EP



- Fully refurbished throughout
- 2 bedrooms with fitted master
- Exclusive private gated development
- Patio doors to the rear
- Landscaped rear garden
- Allocated parking
- No onward chain
- Service charge £288 per annum



£215,000

BOLTON

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BURY

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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.



A simply stunning fully refurbished two bed semi detached property on the exclusive private gated development of The Mews in Heaton. In close proximity to excellent amenities, popular bars and restaurants, highly Ofsted rated nurseries and schools, outdoor country pursuits with fabulous transport links. In 2024 the property has undergone a major refurbishment including a bespoke professionally fitted kitchen, new decorations throughout, an airflow system has been fitted in the loft and a fully landscaped rear garden. The property briefly comprises: Composite entrance door, hallway with an enclosed staircase to the landing, lounge, dining kitchen with double upvc Patio doors giving access to the rear garden, landing, two double bedrooms with fitted master and a three piece family bathroom suite. To the outside electric gates gives access to the development with allocated parking and a mature garden to the front and to the rear is a beautiful garden with raised timber flower beds and brand new treated timber fencing. Warmed by gas central heating and UPVC double glazed throughout, viewings are readily available by calling Cardwells Letting Agents Bolton in the first instance, seven days a week on 01204 381281 or via email at bolton@cardwells.co.uk . Please watch the online walk through video prior to booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall 3' 10" x 3' 9" (1.17m x 1.14m) Wall mounted radiator, enclosed staircase to the landing, timber door giving access to.

Lounge 12' 5" x 11' 7" (3.78m x 3.53m) Brand new carpets, UPVC double glazed window, wall mounted radiator, double timber doors giving access to.

Kitchen/Diner 9' 0" x 14' 11" (2.74m x 4.54m) New bespoke professionally fitted kitchen comprising one and a half bowl sink unit with mixer tap over, base and wall units, worktops, four ring induction hob with extractor above & pans included, fan assisted electric oven, wall mounted gas combination boiler, freestanding washing machine and fridge freezer, useful under stairs storage cupboard, double upvc doors giving access to the rear garden, wall mounted radiator, UPVC double glazed window.

Landing 6' 7" x 6' 6" (2.01m x 1.98m) New carpet, loft access point.

Bedroom One 12' 10" x 8' 1" (3.91m x 2.46m) Fitted double wardrobes and vanity unit, UPVC double glazed window, wall mounted radiator.

Bedroom Two 15' 0" x 8' 9" (4.57m x 2.67m) UPVC double glazed window, built in airing cupboard, wall mounted radiator.

Bathroom 5' 9" x 6' 3" (1.75m x 1.90m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower attachment and fitted glass screen, wall tiling to the majority, frosted UPVC double glazed window, quality fitted cushion flooring, wall mounted radiator.

Externally To the outside are electric gates giving access to the development and allocated parking with a very well maintained front garden and to the rear is a beautiful rear garden with raised timber flowerbeds and brand new treated timber fencing.

Tenure Details We understand the property is of a leasehold nature on a term of 900 years from 1 November 1995.

Service Charge We understand the service charge is £288 per year and is paid every 6 months

Council Tax The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is B rated which is at an approximate annual cost of £1,7630 (at the time of writing).

Approximate Plot Size The property is set in a plot which extends to a round 0. 02 Acres of an acre & has a total floor area of 990 ft2 / 92 m2.

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.

Notice The vendor of this property is an estate agent within the meaning of the Estate Agents Act and a declaration to that effect is hereby made in accordance with Section 21 of that Act.

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

