



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



- Beautiful two bedroom mews
- Secure, exclusive gated development
- Ready to move straight into
- Recently improved throughout
- Stylish open plan kitchen / diner
- Parking, easy maintenance gardens
- Neutral decor, quality fixtures & fittings
- Perfect first home or buy to let property



## Offers in Excess of £199,950

### 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 beautifully appointed, recently improved and ready to move into two bedroom home situated in an exclusive gated community, offered for sale with no further upward chain delay. The location enjoys a rural field with a small woodland area beyond the rear garden yet is within of superb everyday amenities: popular schools, restaurants, shops, transport links, easy access to Bolton town Centre and the Middlebrook retail and leisure Park, easy access to the railway network, easy access to the motorway network and fantastic sporting and leisure facilities including: golf clubs, gymnasiums and beautiful countryside. The much improved property briefly comprises: entrance hallway, living room, with double doors into the open plan kitchen/diner, the stylish kitchen was installed approximately 2023, with oven, hob, extractor, fridge freezer and washing machine all included, there are those off the dining area out onto the garden. First floor landing, two good bedrooms one of which is fitted and a stylish three-piece white bathroom suite. Externally there is a pretty front garden laid to lawn and an easy maintenance rear garden, perfect for all year round use and entertaining. There are two allocated car parking spaces to the front of the property and additional visitors car parking space in the courtyard. Stylish and secure home benefits from neutral decorations throughout, gas combination central heating boiler, up-to-date electric and gas certificates and importantly offered for sale with no further upward chain delay. We think that this would make a wonderful first home, an ideal property for somebody seeking somewhere secure to live, whilst perhaps spending time away from home or for a buy to let investor / landlord looking to expand their portfolio, previously, prior to the improvement works this was achieving £1,000pcm. There really is a great deal to admire and a viewing is highly recommended. In the first instance there is a walk-through viewing video available to watch and then a personal viewing 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)

#### **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.

**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.

**Thinking of selling or letting a property?** 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)

**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](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.

**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

**Service Charge** We understand the service charge is £288 which is paid every 6 months (£144) to cover the maintenance of the electric gates, communal areas and communal electrics.

