



Independent Estate Agents  
**Cardwells**  
Est. 1982

Independent Estate Agents  
**Cardwells**  
www.cardwells.co.uk

BARROW BRIDGE ROAD, BOLTON, BL1 7ND



- Beautiful grade 2 listed two bed cottage
- Open plan lounge diner/prof fitted kitchen
- Landing/2 bedrooms/4 piece family bathroom
- Low maintenance gardens/useful loft room
- Warmed by gas C.H./stunning location
- Freehold tenure/no upward chain!
- On the cusp of beautiful countryside
- Readily available on street parking



**Offers in the Region Of £250,000**

**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.





Offered to the market with a Freehold tenure and the added advantage of NO UPWARD CHAIN is this stunning extended two bedroom cottage, situated in the award winning conservation area of Barrow Bridge. In close proximity to the areas enviable outdoor pursuits, yet within a short commute to highly regarded local nurseries, schools, fabulous amenities and excellent transport links via Moss Bank Way. Warmed by gas central heating and uPVC double glazed to the majority, the cottage briefly comprises: Timber entrance door, open plan lounge diner with a central staircase giving access to the first floor landing, professionally fitted kitchen, two bedrooms, a four piece family bathroom suite with separate shower cubicle and access to a useful converted loft room. Outside offers readily available on street parking and there is a low maintenance garden to the front and the property owns the freehold to the rear, please refer to the sales particulars for further details. Viewings are welcomed, strictly by appointment by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). Please watch the online walk through video prior to booking your personal inspection.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Timber entrance door into.

**Lounge diner:** 25' 2" x 14' 1" (7.66m x 4.29m) Ppen plan design, feature exposed brick and timber fireplace with bespoke electric burner, two wall mounted radiators, central turning staircase to the first floor landing, timber double glazed window, built in storage cupboard.

**Kitchen:** 11' 6" x 9' 2" (3.50m x 2.79m) Very well appointed professionally fitted kitchen comprising one and a half bowl sink unit with mixer tap over, high gloss base and wall units, oven, four ring gas hob with extractor above, complementary tiled splash backs, wall mounted gas combination boiler, uPVC double glazed window, uPVC door giving access to the rear.

**Landing:** 5' 0" x 9' 1" (1.52m x 2.77m)

**Bedroom 1:** 12' 2" x 14' 4" (3.71m x 4.37m) Timber double glazed window, wall mounted radiator.

**Bedroom 2:** 6' 2" x 8' 11" (1.88m x 2.72m) Timber double glazed window, wall mounted radiator.

**Bathroom:** 11' 5" x 5' 1" (3.48m x 1.55m) Four piece suite comprising WC, wash basin on a vanity unit, P shaped bath with shower attachment, walk in shower cubicle, floor and wall tiling, inset ceiling spotlights, frosted timber glazed window, wall mounted heated towel rail.

**Loft room:** 13' 3" x 12' 1" (4.04m x 3.68m) A very useful storage area with a Velux window, fitted carpets and inset ceiling spotlights.

**Outside:** Outside offers readily available on street parking and there is a low maintenance garden to the front and the property owns the freehold to the rear, please refer to the sales particulars for further details.

**Tenure:** Cardwells estate agents Bolton research shows the property is Freehold.

**Council tax:** Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band D and the current cost is £2038.89 per annum payable to Bolton council.

**Viewings:** Viewings are welcomed, strictly by appointment by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). Please watch the online walk through video prior to booking your personal inspection.

**Plot size:** Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 861 ft.²

**Flood risk information:** Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

**Conservation area:** Cardwells Letting Agents Bolton pre market research indicates that the property is in the award winning conservation area of Barrow Bridge.

**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)

**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

