



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

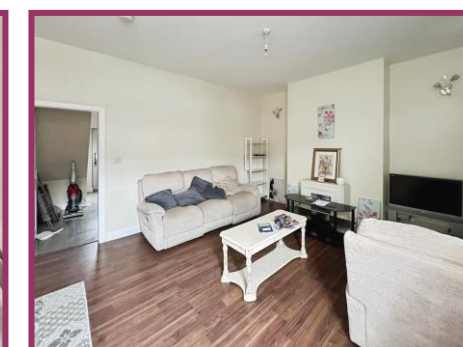


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PARKFIELD ROAD, BOLTON, BL3 2BG



- Very well presented 2 bed mid terrace
- Lounge/professionally fitted dining kitchen
- Landing/2 double bedrooms
- In a consistently popular location
- Low maintenance front garden/yard to rear
- Vacant possession/no upward chain!
- Close proximity to Bolton Hospital
- Worcester Bosch combination boiler



Offers Over £140,000

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.

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Offered to the market with the added advantage of vacant possession with no upward chain is very well presented two bed mid terrace on Parkfield Road in Great Lever. In close proximity to Bolton Royal Hospital and excellent transport links via the A666 network. Warmed by gas central heating via a Worcester Bosch combination boiler and UPVC double glazed throughout the property briefly comprises: Composite entrance door, lounge with feature fireplace and surround with an inset electric fire, well appointed dining kitchen, landing, two double bedrooms and a three piece of bathroom suite. To the outside is readily available on street parking with a low maintenance front garden and there is an enclosed yard to the rear. Viewings are welcomed, seven days a week by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into

Lounge: 14' 6" x 14' 1" (4.42m x 4.29m) uPVC double glazed window, feature fireplace and surround with inset electric fire, wall mounted radiator.

Dining kitchen: 13' 4" x 14' 1" (4.06m x 4.29m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, contrasting roll edge worktops, oven, four ring gas hob with extractor above, cupboard housing the Worcester Bosch gas combination boiler, two uPVC double glazed windows, uPVC door giving access to the rear, spindled staircase to the upper landing.

Landing: 6' 8" x 5' 5" (2.03m x 1.65m) Loft access point

Bedroom 1: 10' 9" x 11' 10" (3.27m x 3.60m) Professionally fitted wardrobes, uPVC double glazed window, wall mounted radiator.

Bedroom 2: 9' 5" x 11' 3" (2.87m x 3.43m) uPVC double glazed window, built in wardrobe, wall mounted radiator.

Bathroom: 6' 7" x 8' 5" (2.01m x 2.56m) Well appointed three piece suite comprising WC, wash basin on a vanity unit, walk in shower cubicle with T bar mixer shower, full wall tiling, wall mounted heated towel rail.

Outside: To the outside is readily available on street parking with a low maintenance front garden and there is an enclosed rear yard.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 899 years from November 1894.

Council tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of around £1174.00 per annum.

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 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 at your convenience.

Thinking of selling or letting a property 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 or visit: 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 or visiting: www.Cardwells.co.uk

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