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**CANADA STREET, HALLIWELL, BL1 3JZ**



- No upward chain involved
- 2 bed mid terraced
- Recently modernised
- Investor/First time buy
- Parking to the rear
- Newly fitted kitchen breakfast room
- Modern bathroom
- UPVC double glazed



**£134,950**

**BOLTON**  
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 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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Incorporating: Wright Dickson & Catlow, WDC Estates

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 Est. 1982



For sale with 'no upward chain involved', this traditional two-bedroom mid terrace house, within a very popular and convenient location. The local area is well served with shops schools parks and transport links. The property has been freshened up and modernised recently, including a kitchen breakfast room and a bathroom with a white suite. Outside there is a paved yard to the rear, which provides off-street parking if required. The property would make an ideal first-time purchase or perhaps as a buyer at investment. The accommodation briefly comprises vestibule, lounge and a kitchen breakfast room. Upstairs there are two bedrooms and a bathroom with a modern white suite. Outside there is an enclosed paved yard to the rear which could provide off street parking. The property also benefits from UPVC double glazing and gas central heating. 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.

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule:** UPVC double glazed front door to the vestibule.

**Lounge:** UPVC double glazed window to the front aspect, radiator below, marble fireplace incorporating a living flame gas fire with a wooden mantle surround, staircase to the landing, built in under the stairs storage cupboard.

**Kitchen Breakfast Room:** UPVC double glazed window and door to the rear yard aspect, newly fitted wall and base units with complementary worktop surfaces and splashback, built in oven and grill, electric hob, stainless steel extractor canopy above, stainless steel sink unit with a mixer tap, breakfast bar, radiator.

**Landing:** Access to the loft.

**Bedroom One:** UPVC double glazed window to the front aspect, fitted wardrobes with overhead storage cupboards, radiator.

**Bedroom Two:** UPVC double glazed window to the rear aspect, radiator.

**Bathroom:** UPVC frosted double glazed window, rear aspect, modern white suite comprising, enclosed bath with a shower above, close coupled WC, wash basin with mixer taps, part tiling to the walls, radiator.

**Outside:** There is an enclosed paved yard to the rear with an up and open door, which could provide parking.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.01 acres.

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

**Council Tax:** Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

**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). A walk through viewing video is available to watch in the first instance.

**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)

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