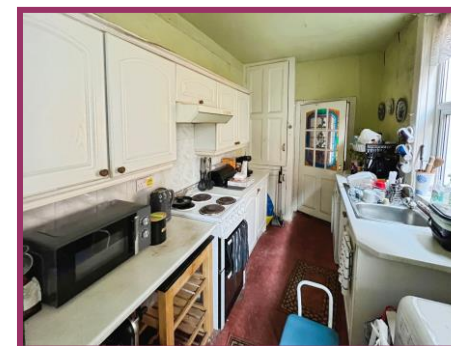




HALLIWELL ROAD, BOLTON, BL1 8DE



- Deceptively spacious terraced
- No upward chain involved
- Updating required Offers great potential
- 2 reception rooms
- 2 Double bedrooms
- Ideal investment opportunity
- Good local amenities
- Viewing by appointment



£124,950

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



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.



For sale with 'no upward chain involved', this deceptively spacious mid terraced house, situated in a very popular and convenient location. The property requires updating throughout and offers excellent potential, ideally to suit a cash buyer. Halliwell has an array of local amenities , which include, shops schools places of worship and transport links. Bolton town Centre is within close proximity. Viewings are strictly by appointment only, through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk. The spacious accommodation briefly comprises. Vestibule, entrance hall, lounge, dining room, and a kitchen. Upstairs there are two double bedrooms and a large shower room. Outside there is a small garden to the front and a an enclosed yard to the rear. The property also benefits from double glazing to the majority and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front door with a leaded light stained glass window panel above.

Vestibule: Tiled floor, coving to the ceiling.

Entrance hall: Radiator, coving to the ceiling, staircase to the landing, doors lead to

Lounge: 12' 6" x 12' 0" (3.81m x 3.65m) Double glazed window front aspect, radiator, coving to the ceiling, sliding door leading to

Dining room: 13' 6" x 12' 10" (4.11m x 3.91m) Radiator, built-in under stairs storage cupboard, fireplace, uPVC double glazed sliding patio door rear yard aspect.

Kitchen: 15' 3" x 7' 0" (4.64m x 2.13m) 2 uPVC double glazed windows and a single glazed door, rear yard aspect, fitted wall and base units with work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, fitted storage cupboard, space for a washing machine space for a fridge freezer, space for a cooker, fitted storage cupboard.

Landing: Fitted storage cupboard, access to the loft.

Bedroom 1: 15' 7" x 12' 2" (4.75m x 3.71m) Double glazed window front aspect, radiator.

Bedroom 2: 13' 7" x 10' 1" (4.14m x 3.07m) 2 uPVC double glazed window rear aspect, radiator.

Shower room: 15' 4" x 7' 0" (4.67m x 2.13m) 2 uPVC frosted double glazed windows rear aspect, shower cubicle, close coupled WC, wash basin, radiator, inset spotlights.

Outside: To the front there are steps leading up to the front door with a small garden aside. To the rear there is an enclosed yard with a brick built storage shed and a gate gives access to the rear lane.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 1 May 1896

Council tax: Cardwells estate agents Bolton research shows the property is band A £1511

Flood risk information: 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.

Plot size: Cardwells estate agents Bolton research shows the property is approximate plot size 0.02 acre.

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 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

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

