

DIJON STREET, DAUBHILL, BL3 4AU



- Accommodation over 3 floors
- Two bedrooms with fitted wardrobes
- Loft room
- Lounge and kitchen/dining room
- Pavement fronted mid terrace
- Gas central heating
- Double glazing
- Close to local amenities & commuter routes



Offers in Excess of £165,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
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Located on a quiet street just off St Helens Road is this well presented pavement fronted mid terraced property with accommodation set over three floors. The property is ideally located close to many local amenities, schools and places of worship. Internally the property comprises an entrance hallway, lounge and kitchen/diner to the ground floor with two bedrooms and a bathroom to the first floor with stairs leading to the loft room with skylight on the second floor. Externally the property is pavement fronted with an enclosed low maintenance flagged yard with gate leading to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Door leading into the hallway.

Entrance hall: Downlights, radiator, laminate effect flooring.

Lounge: 14' 4" x 9' 11" (4.36m x 3.01m) Ceiling light point, double glazed window to the front, radiator, wall mounted electric fire.

Kitchen diner: 13' 3" x 10' 4" (4.05m x 3.16m) Ceiling light point, downlights, double glazed window to the rear, door to the rear, radiator, wall mounted boiler, range of fitted wall and base units with extractor fan, integrated gas hob, electric oven, stainless steel sink with mixer tap and drainer, space for a washing machine and a fridge/freezer, tiled splashback to the walls.

Landing: Downlights, built in storage under the stairs, stairs leading to the loft room.

Bedroom 1: 12' 11" x 8' 8" (3.94m x 2.64m) Ceiling light point, downlights, radiator, fitted wardrobes, double glazed window to the front.

Bedroom 2: 8' 11" x 7' 4" (2.73m x 2.24m) Ceiling light point, radiator, double glazed window to the rear, fitted wardrobes.

Bathroom: 7' 5" x 6' 9" (2.27m x 2.06m) Ceiling light point, downlights, wall mounted ladder radiator, three piece suite incorporating a vanity unit with inset sink, wc, corner bath with mixer tap, extractor fan, tiled floor and walls.

Loft room: 20' 2" x 13' 3" (6.15m x 4.03m) Downlights, double glazed skylight, fitted cupboards, radiator.

Outside: The property is pavements fronted with an enclosed low maintenance flagged yard with gate leading to the rear.

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 Freehold. We understand that there is a £2 per annum rent charge.

Council tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £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.

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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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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