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BROMWICH STREET, THE HAULGH, BL2 1JF



- Detached family home
- Convenient location
- Many character features
- Four bedrooms
- Two reception rooms
- Close to town centre
- Low maintenance gardens
- Close to schools and commuter



£275,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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 Est. 1982

Located within the popular area of The Haulgh is this spacious detached property which is full of character and has many original features throughout. The property is located close to many local amenities, schools, Bolton town centre and is well placed for the commuter with Bolton train station and St Peter's Way within easy reach. Internally the property comprises an entrance hallway, lounge, sitting room, kitchen/diner, utility and shower room/wc to the ground floor with four bedrooms and a family bathroom to the first floor. Externally there is a low maintenance garden with a pathway leading to the front door and off-road parking also to the front. To the rear of the property, there is a low maintenance garden with double gates providing space for off-road parking with space also for a shed. 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:

Porch: 5' 1" x 4' 6" (1.55m x 1.37m) Ceiling light point, wooden flooring, door leading into the hallway.

Entrance hall: Ceiling light point, radiator, understairs storage.

Lounge: 16' 5" x 14' 0" (5.00m x 4.27m) Ceiling light, radiator, living flame gas fire and surround, wall lamps, double glazed bay window to the front.

Living room: 15' 11" x 13' 5" (4.86m x 4.10m) Ceiling light point, radiator, double glazed windows to the side, living flame gas fire and surround.

Utility room: 9' 0" x 6' 6" (2.75m x 1.97m) Ceiling light point, double glazed window to the side, door to the side, radiator, wall mounted gas boiler, space for a washing machine, dryer, fridge/freezer.

Kitchen: 14' 7" x 11' 1" (4.45m x 3.38m) Ceiling light point, double glazed window to the rear, range of fitted wall and base units with extractor fan, integrated five ring gas hob, double electric oven, stainless steel sink with mover tap and drainer,

Shower room: 5' 10" x 3' 4" (1.78m x 1.01m) Ceiling light point, double glazed window to the rear, wc, wash hand basin, walk in shower, tiled splashback to the walls.

Landing: Ceiling light point, radiator.

Bedroom 1: 14' 3" x 13' 11" (4.34m x 4.24m) Ceiling light point, radiator, double glazed window to the front.

Bedroom 2: 13' 1" x 12' 2" (4.00m x 3.72m) Ceiling light point, radiator, double glazed window to side.

Bedroom 3: 11' 2" x 9' 8" (3.40m x 2.95m) Ceiling light point, radiator, double glazed window to the rear.

Bedroom 4: 10' 5" x 7' 1" (3.17m x 2.15m) Ceiling light point, radiator, double glazed window to the front.

Bathroom: 10' 6" x 4' 0" (3.21m x 1.23m) Ceiling light point, double glazed window to the rear, three-piece suite incorporating a WC, pedestal sink, panelled bath with electric shower above, radiator, tiled splashback to the walls.

Outside: To the front of the property, there is a low maintenance garden with a pathway leading to the front door and off-road parking also to the front. To the rear of the property, there is a low maintenance garden with double gates providing space for off-road parking with space also for a shed.

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 indicates the property is Leasehold, 999 years from 1 May 1888

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual costs £1763

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates 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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