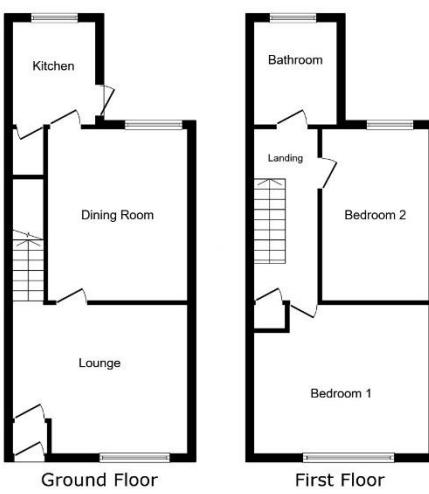


WIGAN ROAD, DEANE, BL3 4QH



- Two bed mid terrace/no upward chain
- Vestibule/lounge/dining room
- Professionally fitted kitchen
- Landing with scope to build upwards
- 2 double bedrooms/family bathroom
- Low maintenance garden to the front
- Pleasant open aspect to the rear
- Warmed by gas CH/uPVC double glazed



**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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

Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)



Offers in the Region Of £160,000

Offered to the market with no upward chain and vacant possession is this two bedroom mid terrace on Wigan Road in Deane. In close proximity to the areas highly regarded local nurseries, schools, amenities and transport links via the M60 motorway network. Briefly comprising entrance vestibule, lounge, dining room, fitted kitchen, landing which subject to the appropriate planning permission offers scope to go upwards into the loft, two double bedrooms and a bathroom suite. To the outside is a low maintenance front garden and to the rear is a large rear garden giving access to off road parking if required with a pleasant open aspect over the local allotments. Warmed by gas central heating and UPVC double glazed throughout, a personal inspection comes with our highest recommendations this can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule:** 3' 10" x 3' 4" (1.17m x 1.02m) uPVC entrance door into the vestibule with a timber and glass door giving access to:

**Lounge:** 12' 5" x 14' 3" (3.78m x 4.34m) Feature fireplace and surround, uPVC double glazed window, wall mounted radiator.

**Dining Room:** 14' 4" x 11' 8" (4.37m x 3.55m) Feature fireplace and surround with inset electric fire, uPVC double glazed window, wall mounted radiator.

**Kitchen:** 8' 7" x 6' 11" (2.61m x 2.11m) Fitted kitchen comprising stainless steel sink unit with mixer tap over, high gloss base and wall units, contrasting worktops, space for white goods, freestanding gas oven, wall mounted radiator, uPVC double glazed window, UPVC door giving access to the rear garden.

**Landing:** 14' 7" x 5' 2" (4.44m x 1.57m) Loft access point, built in storage cupboard.

**Bedroom One:** 12' 9" x 14' 4" (3.88m x 4.37m) uPVC double glazed window, wall mounted radiator.

**Bedroom Two:** 14' 6" x 8' 11" (4.42m x 2.72m) uPVC double glazed window, wall mounted radiator, wall mounted gas combination boiler.

**Bathroom:** 8' 1" x 7' 3" (2.46m x 2.21m) Three piece comprising WC, wash basin on a vanity unit, walk in shower cubicle, full wall tiling, frosted uPVC double glazed window, wall mounted radiator.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold - 999 years from November 1899 and the annual ground rent is £2.10.

**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 £1506.00 per annum.

**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).

**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)

**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

