



Independent Estate Agents
Cardwells
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BERKELEY ROAD, BOLTON, BL1 6PS



- Bay window terrace
- Two good bedrooms
- Stylish kitchen diner
- 3 pc shower room
- Superb ever popular location
- Astroturf & patio rear garden
- uPVC DG, electric heaters
- Ideal 1st home, No upward chain



£149,995

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
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Cardwells
 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates



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A very well presented bay window two bedroom mid terraced property offered for sale with an early vacant possession and no further upward chain delay. This may make an ideal first home or perhaps a superb addition to a landlord's buy to let portfolio. Situated in a consistently popular residential location the area is well served by first class amenities including: popular secondary and primary schools, parks and recreational space, beautiful countryside, shops and superb transport links. The well presented accommodation briefly comprises: bay window living room, open plan kitchen/diner, first floor landing, two good bedrooms and a three-piece shower room suite. There is a generous rear garden designed for all year round use and easy maintenance which is perhaps ideal for entertaining with patio space and Astroturf. The property benefits from uPVC double glazing, electric heaters and importantly is offered for sale with no further upward chain delay, therefore it is hoped a prompt completion can be arranged once the sale is agreed. There is a great deal to admire and a viewing comes with our highest recommendations. In first instance there is a walk-through viewing video available to watch and then an in-person viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Living room: 14' 11" x 12' 9" (4.546m x 3.893m) Measured at maximum point into the uPVC bay window to the front complete with fitted blinds, wall mounted electric heater, feature fireplace with electric fire, built-in storage space.

Kitchen diner: 12' 3" x 12' 9" (3.739m x 3.897m) Quality fitted kitchen with an excellent range of matching base and wall cabinets, oven/grill, electric hob with extractor over, stainless steel single bowl sink and drainer with mixer tap over, uPVC window enjoying the aspect over the rear garden, uPVC rear entrance door, under stairs storage space, electric heater.

First floor landing: 5' 8" x 4' 1" (1.721m x 1.249m) Neutral decorations, lighting, access point.

Bedroom 1: 12' 10" x 9' 10" (3.919m x 3.005m) uPVC window to the front, fitted blinds, feature wallpaper to one wall, electric heater.

Bedroom 2: 10' 10" x 12' 10" (3.299m x 3.900m) Measured at maximum points, neutral decorations, uPVC window to the rear with fitted blinds, electric heater.

Shower room: 6' 9" x 6' 2" (2.051m x 1.873m) A three-piece shower room suite comprising: pedestal wash hand basin, WC and corner shower enclosure, extractor.

Plot size: Plot size approximate plot size extends to around 0.02 of an acre.

Rear garden: The rear garden is fully enclosed and designed with all year around use and easy maintenance in mind with an Astroturf finish.

Chain details: The properties offered for sale with early vacant possession and no further upward chain delay.

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 975 years from 30 December 1876

Bolton council tax: The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is A, which is at an approximate annual price of around £1,511

Conservation area: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Flood risk information: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having a "low" risk of flooding.

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 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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.

