



Floor Plan

Independent Estate Agents  
**Cardwells**™

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**SKIPTON STREET, BOLTON, BL2 2PR**



- True semi detached bungalow
- 2 bedrooms
- Worcester gas C.H boiler, uPVC double glazing
- Fitted kitchen
- Private off road parking, Garage
- No further upward chain
- Easy maintenance gardens
- Viewing recommended



**£159,995**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A two bed semi detached True bungalow with garage and generous driveway providing an abundance of private off-road car parking, offered for sale with early vacant possession and no further upward chain delay. Situated in a consistently popular residential location the bungalow is ideally placed for easy access to Bolton town Centre, Saint Peters Way and turn the motorway network, popular restaurants, shops and superb leisure, sporting and recreational facilities. The property is neutrally decorated throughout and extends to a roundabout 56 m<sup>2</sup>/602 ft.<sup>2</sup> with accommodation that briefly comprises: entrance hallway, lounge/diner, hallway, fitted kitchen, two good bedrooms and a shower room suite. Externally the property benefits from a garage served by a sizable driveway, easy maintenance rear garden ideals for entertaining and a pretty lawned front garden. There is a modern Worcester gas central heating boiler, uPVC double glazing and the property is sold with early vacant possession and no further upward chain delay. 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.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Approximate floor area:** The overall approximate floor area extends to around 56 m<sup>2</sup>/602 ft.<sup>2</sup>.

**Reception hallway:** 8' 10" x 3' 9" (2.690m x 1.146m) uPVC entrance door with tall uPVC double glazed window to the side, built-in meter cupboards, radiator, neutral decorations, quality flooring.

**Lounge diner:** 16' 8" x 11' 4" (5.087m x 3.449m) Beautiful marble fireplace with inset living flame gas fire, uPVC window to the front, fitted blinds, radiator, quality flooring, feature wallpaper to the chimney breast.

**Hallway:** 6' 2" x 2' 8" (1.873m x 0.823m) Quality flooring, loft access point.

**Kitchen:** 10' 2" x 8' 8" (3.108m x 2.639m) A fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, oven/grill, electric hob with extractor over, freestanding fridge/freezer, stainless steel sink and drainer with mixer tap over, Wall mounted modern Worcester gas central heating boiler, uPVC window enjoying the aspect over the garden, uPVC double glazed rear entrance door.

**Bedroom 1:** 12' 8" x 11' 4" (3.853m x 3.464m) Generous master bedroom with large uPVC window to the rear, fitted blinds, neutral decorations, quality flooring, radiator.

**Bedroom 2:** 9' 2" x 8' 10" (2.803m x 2.681m) uPVC window to the side with fitted blinds, neutral decorations, quality flooring, radiator.

**Shower room:** 5' 11" x 5' 6" (1.816m x 1.688m) A white three-piece shower room suite comprising: dual flush WC, pedestal wash hand basin and enclosed shower cubicle, ceramic wall tiling, uPVC window with fitted blinds, radiator, extractor.

**Plot size:** The overall approximate plot size extends to around 0.06 of an acre.

**Garage:** There is a single garage with vehicle access door to the front and pedestrian door to decide which opens into the rear garden, uPVC windows. The garage is served by a generous driveway providing an abundance of private off-road car parking.

**Gardens:** Rear garden is predominantly paved for easy maintenance and all year round use, the space is perhaps ideal for entertaining. The front garden is predominantly laid to lawn with raised stone flowerbeds to the front and the lawn is bordered by well tender flowerbeds.

**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.

**Tenure:** Cardwells Estate Agents Bolton are advised by our clients that the property is sold with the Freehold, title number GM655507.

**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 C, which is at an approximate annual price of around £2,015

**Chain details:** The property is sold with early vacant possession and no further upward chain delay.

**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 "no" risk of flooding.

**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.

