

**WATT STREET, BOLTON, BL6 5NT**



- Well presented two bed mid terrace
- Worcester Bosch boiler/fully uPVC d. glazed
- Vestibule/lounge/prof fitted dining kitchen
- Landing/two double bedrooms
- Well appointed three piece family bathroom
- No upward chain/vacant possession
- Views highly recommended/freehold tenure
- Small front garden/enclosed rear yard



## Offers in the Region Of £130,000

### 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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Incorporating: Wright Dickson & Catlow, WDC Estates



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Attention first time buyers and buy to let investors! Cardwells Estate Agents Bolton offer to the market this two bed mid terrace property on Watt Street in the ever popular Horwich area. Warmed via a Worcester Bosch gas combination boiler, uPVC double glazed throughout and briefly comprising: Entrance vestibule, lounge, dining kitchen, landing, two double bedrooms and a well appointed central bathroom with a walk in corner shower cubicle. To the outside is readily available on street parking with a small front garden behind a low brick palisade and there is an enclosed yard to the rear. With the added advantage of vacant possession, no upward chain and a freehold tenure, viewings can easily be arranged by contacting Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at [bolton@cardwellsco.uk](mailto:bolton@cardwellsco.uk). Please watch the online walk through video prior to booking your appointment.

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

uPVC entrance door into.

**Vestibule:** 3' 9" x 3' 2" (1.14m x 0.96m) Timber and glass door giving access to

**Lounge:** 13' 10" x 12' 7" (4.21m x 3.83m) uPVC double glazed window, wall mounted radiator.

**Dining kitchen:** 11' 10" x 12' 6" (3.60m x 3.81m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, contrasting worktops, freestanding oven, space for white goods, complimentary tiled splash backs, wall mounted Worcester Bosch gas combination boiler, under stairs storage cupboard, uPVC double glazed window, wall mounted radiator, staircase giving access to the landing.

**Landing:** 6' 8" x 4' 1" (2.03m x 1.24m) Loft access point.

**Bedroom 1:** 8' 3" x 12' 8" (2.51m x 3.86m) uPVC double glazed window, wall mounted radiator.

**Bedroom 2:** 8' 9" x 12' 9" (2.66m x 3.88m) uPVC double glazed window, built in airing cupboard, wall mounted radiator.

**Bathroom:** 8' 3" x 4' 6" (2.51m x 1.37m) Well appointed three piece suite comprising WC, wash basin on a vanity unit, corner walk in shower cubicle, wall tiling to the majority, inset ceiling spotlights, wall mounted radiator.

**Plot size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 61m<sup>2</sup>.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is of a freehold tenure.

**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 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.

**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

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