



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Independent Estate Agents
Cardwells Est. 1982

Independent Estate Agents
Cardwells Est. 1982
www.cardwells.co.uk

GALINDO STREET, BRADSHAW, BL2 3DF



- Three bedroom family home
- Beautifully presented throughout
- Wonderful wood burning stove
- Stylish fitted kitchen / diner
- Gorgeous bathroom suite
- Integrated kitchen appliances
- Fully enclosed easy maintenance garden
- Walking distance of Turton & Canon Slade



£185,000

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
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



A three bedroom mid terrace property that has been thoughtfully and stylishly improved to offer a wonderful family sized property that will be sold with no further upward chain delay. The location of the property is superb, with both Canon Slade and Turton High School each within walking distance, as well as both Bromley Cross & Hall lth Wood train stations each of which directly serves; Manchester, Salford, Bolton and Blackburn. There is beautiful countryside nearby and wonderful restaurants and shops. The accommodation briefly comprises: entrance vestibule, living room with woodburning stove and double doors which open out onto the rear garden, stylish fitted kitchen complete with integrated appliances, glazed staircase to the first floor landing, fitted master bedroom flooded with natural lights from two windows, double second bedroom, single third bedroom and beautiful three-piece family bathroom suite with stunning tiling to the floor and walls. The rear garden benefits from a fully enclosed composite deck terrace and additional patio area. Our clients advises that they park in front of the property. 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 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:

Approximate floor area: The overall approximate floor area extends to around 904 square feet / eighty four square metres.

Entrance Vestibule: 2' 11" x 3' 7" (0.880m x 1.096m) Quality double glazed entrance door, wood flooring.

Living Room: 14' 0" x 13' 10" (4.258m x 4.229m) PVC patio doors off to the rear garden, UPVC window to the front, radiator, beautiful wood burning stove with exposed stone mantle above, superbly detailed cabinet, wood flooring.

Kitchen / Diner: 14' 0" x 9' 7" (4.259m x 2.914m) A beautiful professionally fitted kitchen complete with stunning porcelain tiling, a wonderful range of matching; drawers, base and wall cabinets, integrated dishwasher, integrated fridge, integrated freezer, Range style cooker with ovens, gas hob and extractor, ceramic wall tiling, UPVC double glazed windows to the front and rear, turning glazed stairs off to the first floor.

First floor landing: 7' 3" x 6' 1" (2.213m x 1.848m) Measure at maximum point, loft access point.

Bedroom One: 17' 10" x 8' 10" (5.435m x 2.7014m) Measured at maximum points, feature decorations to one wall, 2 UPVC windows to the front, fitted wardrobes/storage space.

Bedroom Two: 14' 2" x 7' 5" (4.307m x 2.255m) UPVC window at front, radiator, future wallpaper to one wall, professionally fitted bedroom furniture providing double wardrobe, display shelving and dressing/study space.

Bedroom Three: 11' 8" x 6' 2" (3.550m x 1.876m) UPVC window to the rear, radiator

Bathroom: 9' 6" x 4' 9" (2.883m x 1.460m) Stylish modern three-piece bathroom suite comprising: bath with waterfall style tap complete with fitted glass shower screen and overhead shower, wash hand basin, WC, heated towel rail, beautiful ceramic wall and floor tiling, UPVC window.

Rear Garden: The rear garden is designed with all year round use and easy maintenance in mind. There is a composite decked terrace as you step out from the living room, wrought iron railing and a gate enclose the terrace area and provide access to the steps which lead down to the flagged patio area.

Chain details: The property is offered for sale with no further upward chain delay.

Tenure: Our client advises us that the property is Leasehold and the cost of the ground rent is not thought to be more than £10 per annum. Cardwells Estate Agents Bolton premarketing research shows that the leasehold is term of 999 years from 23rd September 1878.

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 "very 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.

