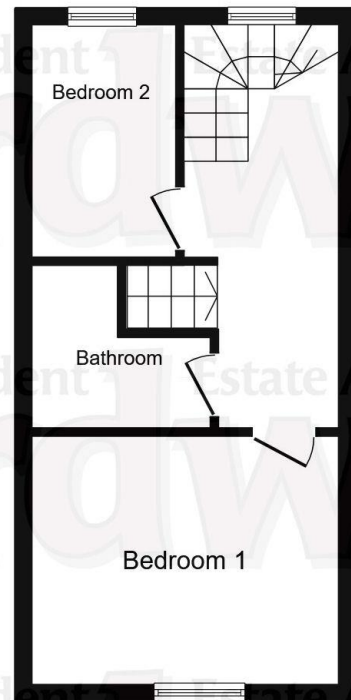
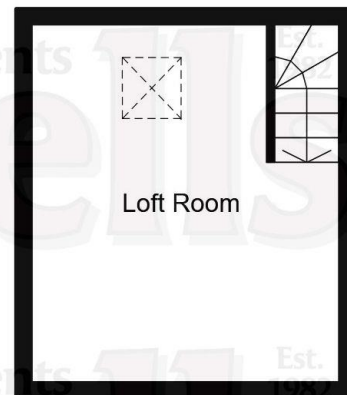


Ground Floor



First Floor



Second Floor

Independent Estate Agents
Cardwells
www.cardwells.co.uk

LADIES LANE, HINDLEY, WN2 2RG



- Beautifully presented throughout
- Lounge and modern fitted kitchen
- Two good sized bedrooms
- Loft room used as a third bedroom
- Garden fronted
- Low maintenance rear garden
- Close to local amenities
- Move in condition



Offers in Excess of £150,000

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

Independent Estate Agents
Cardwells
 Est. 1982

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.



Langley Terrace was built in approximately 1890 and is ideally placed within Hindley with many local amenities within close proximity. This garden fronted mid terrace property, located on Ladies Lane, is beautifully presented inside and offers good sized accommodation throughout. Internally the property comprises a lounge and modern kitchen to the ground floor with two good sized bedrooms and a family bathroom to the first floor. Additionally there are stairs leading from the landing to a large loft room which has fitted wardrobes and a skylight that is currently being used as the main bedroom. Externally there is gated access to a low maintenance gravelled garden with a flagged path at the front, leading to the front door. To the rear of the property, there is a low maintenance garden which is partially decked with artificial grass leading to a raised patio area and gate to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge: 14' 3" x 12' 6" (4.35m x 3.82m) Ceiling light point, double glazed window to the front, door to the front, laminate effect flooring, under stairs storage, radiator.

Kitchen: 12' 7" x 9' 3" (3.83m x 2.83m) Downlights, radiator, double glazed window to the rear, door to the rear, range of fitted wall and base units with integrated extractor fan, five ring gas hob, double electric oven, dishwasher, space for a washing machine and American style fridge freezer, one and a half sink with mixer tap and drainer, tiled walls.

Landing: Ceiling light point, double glazed window to the rear, under stairs storage, stairs leading to the loft room.

Bedroom One: 11' 9" x 10' 1" (3.57m x 3.07m) Double glazed window to the front, radiator, ceiling light point, fitted wardrobes.

Bedroom Two: 9' 3" x 7' 4" (2.81m x 2.23m) Ceiling light point, double glazed window to the rear, radiator, fitted storage cupboard.

Bathroom: 8' 4" x 7' 4" (2.53m x 2.23m) Downlights, wall mounted vertical ladder radiator, three piece suite incorporating a vanity unit with wash hand basin, WC, panel bath with mixer tap and shower above, tiled floor and walls.

Loft Room: 14' 8" x 12' 6" (4.46m x 3.82m) Currently being used as the main bedroom with a ceiling light point, double glazed skylight to the rear, radiator, fitted wardrobes

Externally: To the front of the property, there is gated access to a low maintenance gravelled garden with a flagged path leading to the front door. To the rear of the property, there is a low maintenance garden which is partially decked with artificial grass leading to a raised patio area and gate to the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years (less 10 days) from 1 May 1888.

Council Tax: Cardwells estate agents Wigan research shows the property is band A annual charges of £1282.

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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 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 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

