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WILMOT STREET, HALLIWELL, BL1 3LL



- Modern 3 bedroom house
- Spacious end of terraced
- Accommodation over 3 floors
- Popular & convenient location
- Master bedroom with en suite
- Good local amenities
- Ideal family home
- Viewing highly recommended



£189,950

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Incorporating: Wright Dickson & Catlow, WDC Estates

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 Est. 1982

Cardwells are pleased to offer for sale, this deceptively spacious and modern end of terraced townhouse, situated in a very popular and convenient location. Step inside and you will find spacious accommodation over three floors and briefly comprises, entrance hall, lounge, kitchen dining room, and a guest WC. On the first floor there are two double bedrooms, and a family bathroom. The master bedroom can be found on the top floor, which has a contemporary en suite shower room. The area is well served with local shops good schools access to transport links and places of worship. Viewing is highly recommended to fully appreciate this lovely spacious family home, through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Entrance hall: Staircase to the landing.

Lounge: 17' 7" x 10' 2" (5.36m x 3.10m) 2 uPVC double glazed windows front and side aspect, radiator, built-in under stairs storage cupboard.

Kitchen dining room: 13' 6" x 10' 1" (4.11m x 3.07m) uPVC double glazed French doors and window, rear garden aspect, Modern fitted wall and base units with complementary work surfaces and tiled splashbacks, built in oven and grill, inset four ring gas burner hob, stainless steel extractor canopy above, integrated fridge freezer, stainless steel sink unit with mixer tap, integrated dishwasher, space for a washing machine, tiled floor, radiator.

Guest wc: Close coupled WC, wash basin with mixer tap.

Landing: Radiator, staircase leading to the second floor.

Bedroom 2: 13' 5" x 12' 4" (4.09m x 3.76m) uPVC double glazed window rear aspect, radiator below.

Bedroom 3: 13' 6" x 8' 4" (4.11m x 2.54m) 2 uPVC double glazed windows front and side aspects, radiator.

Bathroom: 6' 8" x 6' 1" (2.03m x 1.85m) uPVC frosted double glazed window side aspect, modern white suite comprising, enclosed bath with tap/shower attachment close coupled WC, wash basin with mixer tap, tiled floor, part tiling to the walls, chrome plated towel rail, extractor fan.

Second floor landing: Door leading to

Master bedroom: 22' 9" x 11' 0" (6.93m x 3.35m) 2 uPVC double glazed windows rear and side aspect, two double glaze Velux skylight windows, two radiators, fitted wardrobes, wooden beam to the ceiling, built in eaves/storage space.

En suite: 7' 5" x 4' 7" (2.26m x 1.40m) uPVC frosted double glazed window rear aspect, contemporary white suite comprising, shower cubicle, wash basin with mixer tap, close coupled WC, tiled floor, tiling to the walls, chrome plated towel rail, extract fan.

Outside: To the rear there is an enclosed garden with a wooden decked surface. Steps lead down to bottom of the garden. A gate gives access to the rear lane.

Viewings: Please call Cardwells estate agents Bolton, 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 840 years from 12 May 1897

Council tax: Cardwells estate agents Bolton research indicates the property is band A £1511 per annum

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

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 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

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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

