



SUNLIGHT ROAD, HEATON, BL1 4RN



- No upward chain involved
- Traditional mid terraced house
- Ideal 1st time purchase
- Close to Bolton school & Queen's Park
- Excellent local amenities
- 2 bedrooms
- Lounge, kitchen, bathroom
- Enclosed yard to the rear



£135,000

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Offered for sale with 'no upward chain involved' this traditional two bedroom mid terrace house is tucked away just off Dodson Road, close to Bolton school. The property would make an ideal investment or as a first time purchase. Sunlight Road close to local schools, shops and other amenities. Queens Park is also close by. The accommodation briefly comprises entrance vestibule, lounge and a kitchen breakfast room. Upstairs there are two good sized bedrooms and a bathroom. Outside there is a small garden to the front and a rear yard. The property also benefits from double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC double glazed front door leading to:

Lounge: 15' 2" x 13' 2" (4.62m x 4.01m) UPVC double glazed window front aspect, radiator, dado rail, coving and rose to the ceiling.

kitchen: 11' 7" x 13' 2" (3.53m x 4.01m) Kitchen Double glazed window and a sliding door, rear garden aspect, fitted wall and base units with complementary work surfaces and tiled splashbacks, built in oven and grill, electric hob, concealed extractor hood above, stainless steel sink unit with mixer tap, space for a washing machine, radiator, tiled floor, Dado rail, picture rail, coving to the ceiling.

Landing Dado rail, picture rail, coving to the ceiling, access to the loft, doors lead to:

Bedroom One: 12' 7" x 13' 3" (3.83m x 4.04m) UPVC double glazed window to the front aspect, radiator, coving and rose to the ceiling.

Bedroom Two: 14' 6" x 7' 10" (4.42m x 2.39m) UPVC double glazed window to the rear aspect, radiator, fitted storage cupboard, access to the loft.

Bathroom: 8' 6" x 5' 0" (2.59m x 1.52m) UPVC frosted double glazed window to the rear aspect, white suite comprising, enclosed bath with mixer tap/shower attachment close coupled WC, wash hand basin, part tiling to the walls, radiator.

Outside: There is a small garden to the front. There is an enclosed yard to the rear, which is mostly paved with a gate giving access to the rear lane.

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 990 years from 1 November 1897

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

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: 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.

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

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