



Independent Estate Agents
Cardwells
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OLDHAMS TERRACE, BOLTON, BL1 6RB



- 2 bed quasi semi
- No upward chain involved
- Ideal 1st time purchase
- Cul de sac position
- Good local amenities
- Would benefit from some updating
- Generous gardens to 3 sides
- Lounge, kitchen, bathroom



£139,950

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

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Cardwells
 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale this two bedroom 'quasi' semi detached house, situated at the head of a cul-de-sac. The area is well served with good local amenities, including shops, Thornleigh secondary school and Moss Bank Park. The property is offered for sale with 'no upward chain' involved and would ideally require some cosmetic updating. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises Entrance hall, lounge and a kitchen. Upstairs there are two double bedrooms and a bathroom. Outside there are gardens to 3 sides of the house. The property also benefits from double glazing the majority, and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front door leading to

Entrance hall: Radiator, picture rail, enclosed staircase to the landing, storage cupboard with a uPVC double glazed window.

Lounge: 15' 0" x 10' 3" (4.57m x 3.12m) uPVC double glazed window front aspect, radiator below.

Kitchen: 11' 9" x 8' 10" (3.58m x 2.69m) 2 uPVC double glazed windows and a wooden door, rear garden aspect, fitted wall and base units with worktop surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, space for a cooker, space for a washing machine and a tumble dryer, built in under stairs storage cupboard.

Landing: Access to the loft, doors lead to

Bedroom 1: 12' 1" x 15' 0" (3.68m x 4.57m) uPVC double glazed window front aspect, two radiators, fitted storage cupboard. Picture rail.

Bedroom 2: 10' 1" x 9' 1" (3.07m x 2.77m) uPVC double glazed window rear aspect radiator below, fitted wardrobe.

Bathroom: 6' 0" x 4' 5" (1.83m x 1.35m) uPVC frosted double glazed window rear aspect, enclosed bath with a shower above, close coupled WC, wash basin, tiled splashback, chrome plated towel rail.

Outside: There is a laid to lawn garden, which continues along the side elevation and is intersected via a paved pathway. To the rear there is a generous sized garden, which is mostly laid to lawn, with a paved patio.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton, 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual cost of £1511

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

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.

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

