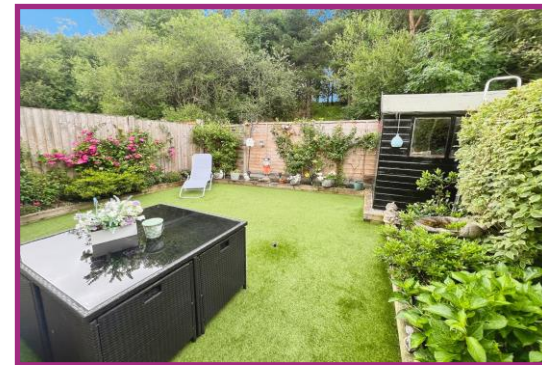


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HYPATIA STREET, TONGE FOLD, BL2 6AA



- Immaculately presented throughout
- Modern and extended kitchen & utility
- 2 Double bedrooms (formerly 3)
- Recently modernised bathroom
- Resin driveway for two cars
- Low maintenance landscaped garden
- Brand new carpets & eco drainage in the garden
- Not overlooked to rear



Offers in the Region Of £235,000

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.



Situated in a popular, quiet cul de sac. From the moment you walk up to this property on Hypatia Street you know that it's going to be stunning inside. You're greeted by a resin driveway and lawned garden to the front which sets the scene for what's to come. You enter the property into a hallway which leads into a welcoming lounge/dining room where there's plenty of room for you to relax and entertain any guests. From here there is a sliding patio door which leads to spacious conservatory with French doors leading to the rear garden. The property also boasts a stunning kitchen to the ground floor with integrated appliances to include extractor fan, five ring gas hob, double electric oven, fridge/freezer, microwave and a dishwasher. There is a handy utility room which offers additional storage space. To the first floor there are two double bedrooms, both with fitted wardrobes and a recently fitted shower room which is simply stunning. The property originally had three bedrooms; however, our clients knocked two bedrooms together to create a larger room. The new homeowner could potentially revert to three bedrooms if required as the larger room still has two windows and two radiators. Externally the property has a stunning resin driveway with space for a couple of vehicles and a lawned garden with borders to the front with a low maintenance garden to the rear which has been landscaped and has an artificial lawn, Indian stone patio with the backdrop of trees ensuring that you have a peaceful and private rear garden. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, stairs leading to the first floor.

Lounge dining room: 25' 11" x 9' 6" (7.89m x 2.89m) Ceiling light points, electric fire and surround, double glazed bow window to the front, radiators, part carpeted part parquet flooring, understairs storage, double glazed sliding patio door leading to the conservatory.

Conservatory: 11' 5" x 9' 5" (3.47m x 2.88m) Ceiling light point, radiator, double glazed windows with double glazed French doors leading to the garden.

Kitchen: 12' 0" x 9' 6" (3.66m x 2.90m) Downlights, double glazed skylight, double glazed windows to the rear, rand of fitted wall and base units with integrated extractor fan, five ring gas hob, double electric oven, fridge/freezer, microwave, dishwasher, one and half bowl stainless steel sink with mixer tap and drainer.

Utility: 4' 10" x 4' 10" (1.47m x 1.47m) Spotlights, double glazed window to the front, radiator, wall mounted boiler, fitted base units with space for a washing machine, stainless steel sink with mixer tap and drainer.

Landing: Ceiling light point, double glazed window to the side.

Bedroom 1: 13' 0" x 10' 11" (3.97m x 3.34m) Formerly two bedrooms but has been made into one 'L' shaped double bedroom with ceiling light points, fitted wardrobes, radiators, double glazed windows to the rear overlooking the garden.

Bedroom 2: 13' 0" x 8' 5" (3.95m x 2.57m) Ceiling light point, double glazed windows to the front, radiator, fitted wardrobes.

Shower room: 6' 4" x 5' 10" (1.93m x 1.77m) Downlights, extractor fan, three piece suite incorporating a wc, vanity unit with inset sink, walk in shower cubicle, vertical wall mounted stainless steel radiator.

Outside: To the front of the property there is a stunning resin driveway with space for a couple of vehicles with a low maintenance garden to the rear which has been landscaped and has an artificial lawn, Indian stone patio with the backdrop of trees ensuring that you have a peaceful and private rear garden. The vendor advises there is ECO drainage in the garden.

Parking: Driveway

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

Tenure: Cardwells estate agents Bolton research shows the property is Freehold. We understand from the vendor that they own the leasehold and freehold titles to the property.

Council tax: Cardwells estate agents Bolton research shows the property is band B, annual costs of approximately £1670 per annum

Flood risk information: Cardwells estate agents Bolton research shows the property is in a 'no risk' flood area.

Conservation area: Cardwells estate agents Bolton research shows the property is not ina 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 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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 estate Agents Bury 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"

