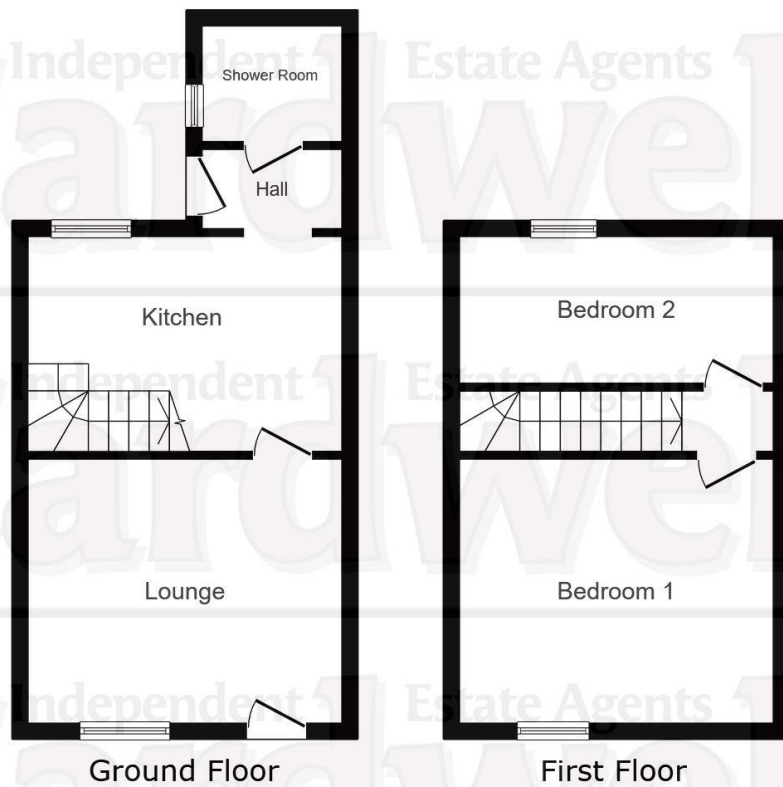


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		88
C (69-80)	70	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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GLOSTER STREET, BOLTON, BL2 2BH



- Two double bedrooms
- No onward chain
- Lounge and kitchen/diner
- Large rear yard with gates
- Superb potential for a buy to let investment
- Walking distance to Bolton town centre
- Close to commuter routes
- Gas CH & UPVC DG



£90,000

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

BURY
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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.

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Offered for sale with NO ONWARD CHAIN is this garden fronted mid terraced property located within a short distance of Bolton town centre, St Peter's Way and many local shops and amenities within the area. Internally the property comprises a lounge, kitchen and three piece shower room to the ground floor with two good sized bedrooms to the first floor. Externally the front of the property has gated access to a low maintenance flagged garden and at the rear of the property there is a low maintenance enclosed yard with raised borders, outside tap and a gate leading 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: 13' 7" x 11' 4" (4.15m x 3.46m) Ceiling light point, coving to the ceiling, feature fire place, double glazed window to the front.

Kitchen: 13' 5" x 9' 4" (4.09m x 2.84m) Ceiling light point, double glazed window to the rear, fitted wall and base unit with extractor fan, space for an electric cooker, washing machine, fridge freezer, stainless steel sink with mixer tap and drainer, tiled splashback to the walls, stairs to the first floor.

Inner hall: 6' 2" x 3' 5" (1.87m x 1.04m) Ceiling light point, door to the side.

Shower room: 6' 1" x 5' 0" (1.86m x 1.53m) Ceiling light point, double glazed window to the side, three-piece suite incorporating a WC, pedestal sink, walk-in shower cubicle, tiled splashback to the walls.

Landing: Ceiling light point, loft access.

Bedroom 1: 13' 7" x 11' 7" (4.15m x 3.52m) Ceiling light point, double glazed window to the front.

Bedroom 2: 13' 6" x 6' 1" (4.12m x 1.86m) Ceiling light point, double glazed window to the rear, storage cupboard.

Outside: The front of the property has gated access to a low maintenance flagged garden. To the rear of the property there is a low maintenance enclosed yard with raised borders, outside tap and a gate leading to the rear.

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 indicates the property is Leasehold, 990 years from 24 August 1872

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

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 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, 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

