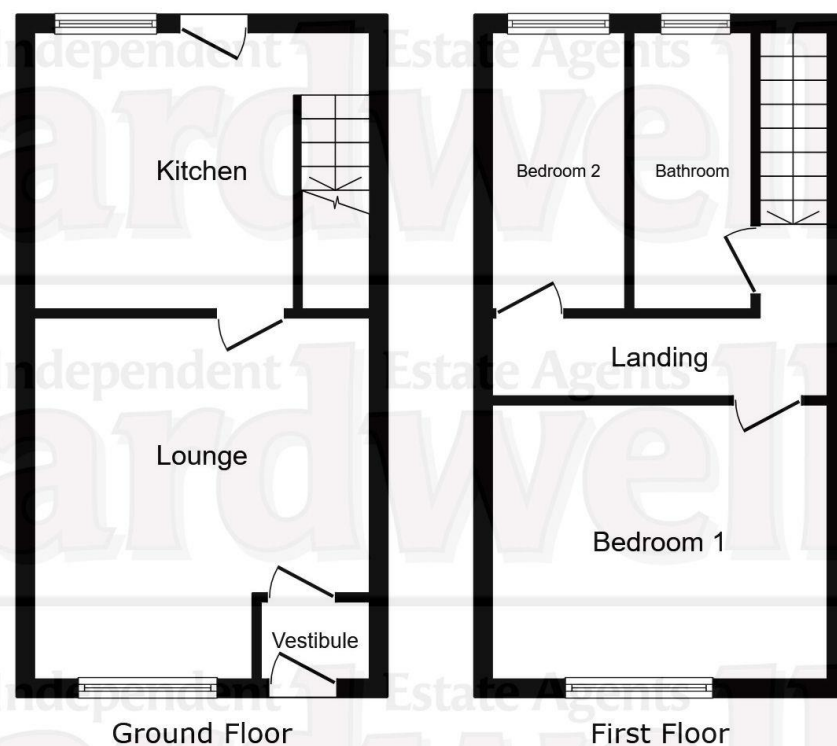




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ST. HELENS ROAD, BOLTON, BL3 3RT



- Traditional end of terraced house
- No upward chain involved
- Ideal 1st time purchase
- Good local amenities
- 2 bedrooms, modern bathroom
- Large garden to the rear
- Close to transport links
- Viewing recommended



Offers Over £150,000

BOLTON

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

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 T: 0161 761 1215
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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.



For Sale with 'no upward chain' involved, A traditional end of terraced house, situated in a very popular and convenient location. The area is well served with local shops good schools and transport links, giving easy access to Bolton town Centre and throughout the north-west. A feature of the property is the large garden to the rear, making this an ideal family home or first time purchase. To arrange a viewing, please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk. The accommodation briefly comprises, entrance vestibule, lounge and the kitchen. Upstairs there are two bedrooms and a bathroom. Outside there is a small garden to the front and the rear. There is a substantial garden which is mostly laid to lawn.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Entrance vestibule:

Lounge: 14' 0" x 13' 0" (4.26m x 3.96m) uPVC double glazed window front aspect, radiator.

Kitchen: 10' 7" x 10' 0" (3.22m x 3.05m) uPVC double glazed window and door rear garden aspect, range of modern fitted wall and base units with complementary work top surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built-in oven, four ring gas burner hob, extractor hood above, space for a fridge, radiator, space for a washing machine.

From the kitchen there is an enclosed staircase leading to

Landing: Access to the loft, doors lead to

Bedroom 1: 12' 2" x 10' 6" (3.71m x 3.20m) uPVC double glazed window front aspect, radiator.

Bedroom 2: 10' 7" x 5' 1" (3.22m x 1.55m) uPVC double glazed window rear aspect, radiator.

Bathroom: 10' 7" x 4' 6" (3.22m x 1.37m) uPVC frosted double glazed window rear aspect, modern white suite comprising, enclosed bath with mixer tap/shower attachment, wash basin with mixer tap inset to a vanity unit, close coupled WC, part tiling to the walls, radiator.

Outside: Large garden to 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, 999 years from 24 June 1869

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

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

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

