



Independent Estate Agents
Cardwells
 www.cardwells.co.uk

ALEXANDRA ROAD, KEARSLEY, BL4 8NW



- Garden fronted mid terraced
- Two good sized bedrooms
- Modern kitchen and bathroom
- Loft room
- Gas central heating and double glazing
- Enclosed yard to the rear
- Close to many amenities and commuter routes
- Ideal first time buy



Offers Over £165,000

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

Independent Estate Agents
Cardwells
 Est. 1982

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.



Located on a quiet street just off Bolton Road in Kearsley is this well presented garden fronted mid terraced property which would make an ideal home for a first time buyer. The property is located close to many local amenities and is well placed for the commuter with Kearsley train station, St Peters Way and the M62 motorway all being a short distance away. Internally the property comprises a vestibule leading into a good sized lounge and fitted kitchen/diner to the ground floor with two good sized bedrooms and modern three piece bathroom to the first floor. Additionally the property has a loft room which is boarded and has a skylight that is access via a loft ladder from the landing. Externally the front of the property has a low maintenance garden with a path leading to the front door. To the rear of the property there is an enclosed low maintenance flagged yard with an outside tap and gate 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' 10" x 13' 0" (4.22m x 3.96m) Ceiling light point, wood flooring, double glazed bay window to the front, inset remote controlled gas fire and surround, radiator.

Kitchen: 13' 11" x 13' 0" (4.25m x 3.96m) Ceiling light point, double glazed window overlooking the rear yard, door to the rear, understairs storage, radiator, range of fitted wall and base units with breakfast bar, extractor fan, integrated induction hob, double electric oven, stainless steel sink with mixer tap and drainer, space for a washing machine, dryer and fridge/freezer, tiled floor with splashback to the walls.

Landing: Ceiling light point, loft access with pull down ladder leading to a loft room.

Bedroom 1: 13' 11" x 11' 7" (4.23m x 3.54m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

Bedroom 2: 13' 11" x 6' 9" (4.25m x 2.05m) Ceiling light point, double glazed window to the rear, radiator.

Bathroom: 8' 9" x 6' 8" (2.66m x 2.03m) Downlights, extractor fan, double glazed window to the rear, wall mounted vertical ladder radiator, tiled floor and walls, three piece suite incorporating a wc, vanity unit with inset sink, panelled bath with mixer tap and shower above.

Outside: The front of the of the property has a low maintenance garden with a path leading to the front door. To the rear of the property there is an enclosed low maintenance flagged yard with an outside tap and gate 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, 950 years from 1 May 1904, we are advised the ground rent is £3,50 per annum

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual charges 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 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

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

