



- Bay fronted mid terraced home
- Two double bedrooms
- Large lounge with wood burning stove
- Kitchen/dining room
- Sun room
- Three piece family bathroom
- Elevated position
- Close to amenities and commuter routes



Offers in the Region Of £150,000

BOLTON

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BURY

14 Market St, Bury, BL9 0AJ

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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Wonderful opportunity for someone to buy this attractive bay and garden fronted mid terraced home. The property is located close to many local amenities and commuter routes give good access to both Bolton and Bury town centres. Internally the property comprises a vestibule leading by to a large lounge with wood burner, kitchen/diner and sun room to the ground floor with two double bedrooms and a three piece family bathroom to the first floor. Externally the front of the property has a tiered garden with flower beds and stone steps leading to the front door. The rear of the property has a low maintenance paved garden with raised flower beds to the sides 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:

Vestibule: Ceiling light point, laminate effect flooring, door leading into the lounge.

Lounge: 16' 3" x 14' 10" (4.95m x 4.52m) Double glazed bay window to the front, ceiling light point with rose, coving to the ceiling, laminate effect flooring, multi fuel wood burning stove, radiator.

Kitchen/dining room: 14' 10" x 12' 1" (4.52m x 3.68m) Downlights, understairs storage, double glazed windows to the rear, door leading to the sun room, radiator, range of fitted wall and base units with integrated extractor fan, Neff induction hob, integrated microwave and electric oven, one and half bowl stainless steel sink with mixer tap and drainer, tiled splashback to the kitchen walls.

Sun Room: 11' 8" x 7' 7" (3.55m x 2.31m) Wall lamp, double glazed windows to the rear, double glazed French doors leading to the rear garden.

Landing: Ceiling light point, radiator, storage cupboard with loft access.

Bedroom 1: 14' 10" x 11' 1" (4.52m x 3.38m) Double glazed window to the front, radiator, ceiling light point.

Bedroom 2: 12' 1" x 10' 0" (3.68m x 3.05m) Ceiling light point, radiator, double glazed window to the rear.

Bathroom: 9' 3" x 4' 6" (2.82m x 1.37m) Double glazed window to the rear, radiator, three piece suite incorporating a wc, wash hand basin, panelled bath with and electric shower above, tiled walls, ceiling light point.

Externally: To the front of the property there is tiered garden with flower beds and stone steps leading to the front door. The rear of the property has a low maintenance paved garden with raised flower beds to the sides and a gate leading to the rear.

Viewings: All viewings are by accompanied viewings, please call 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 2 May 1908

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

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

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