



## DORSET STREET, THE HAULGH, BL2 1HR



- Large terraced family home
- 3 bedrooms and a loft room
- 2 reception rooms, fitted kitchen
- Bathroom & sep WC/washroom
- Fully enclosed rear garden
- Close to town, St Peter's Way etc
- Sold with no upward chain delay
- Closes to houses of worship & shops



**£159,995**

### BOLTON

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E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

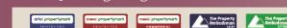
### BURY

14 Market St, Bury, BL9 0AJ  
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E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

### LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A three bedroom, plus staircase accessed loft room terraced home offered for sale with no further upward chain delay, positioned in a consistently popular residential location. Locally there are houses of worship just a short walk away, shops, salons and importantly the town centre of Bolton is within walking distance as well. Bolton train station directly serves: Manchester, Salford, Preston etc and the motorway network is easily accessed via Saint Peters Way. It's no surprise that this location is consistently popular.

The accommodation on offer briefly comprises: entrance vestibule, reception hallway, bay window living room, dining room, kitchen, first floor landing, three bedrooms, bathroom and separate WC/washroom, staircase access loft room with three windows and a radiator. Externally, there are garden areas to the front and the rear. The property benefits from a Potterton gas combination central heating boiler partial uPVC double glazed windows, and alarm system and importantly is sold with no further upward chain delay. It is fair to point out that the family sized home may benefit from some cosmetic modernisation works, and this could therefore be an excellent opportunity to improve and update your new home to your own taste and specifications.

In the first instance there is a walk-through viewing video available to watch and then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance vestibule:** 3' 10" x 3' 1" (1.156m x 0.946m) Single glazed window above the traditional style entrance door.

**Reception hallway:** 3' 6" x 3' 1" (1.060m x 0.946m) Wood laminate flooring, lovely detailing to the archway.

**Living room:** 14' 10" x 10' 9" (4.514m x 3.267m) Measured at maximum points into bay window. Beautiful traditional style fireplace with tiled surround and fantastic detailing to the granite, living flame gas fire, single glazed sash windows to the bay to the front of the property, radiator, generous ceiling height of around 2.839 m.

**Dining room:** 16' 7" x 14' 1" (5.065m x 4.281m) Measured at absolute maximum point. uPVC window to the rear which enjoys the aspect over the back garden, radiator, limestone style fireplace, under stairs storage space and door off into the kitchen.

**Kitchen:** 13' 7" x 7' 11" (4.144m x 2.409m) A fitted kitchen with matching: drawers, base and wall cabinets, stainless steel single bowl sink and drainer with mixer tap over, uPVC windows to the rear and the side, Potterton Gold Combi HE wall mounted boiler which we understand to be annually serviced, rear entrance door, radiator.

**First floor landing:** 15' 0" x 5' 1" (4.569m x 1.560m) Which provides access to the staircase leading to the loft room, there is a roof window which allows the landing under the stairs to be flooded with natural light.

**Bedroom 1:** 14' 6" x 12' 5" (4.418m x 3.782m) Single glazed sash style windows to the front each with fitted blinds, radiator.

**Bedroom 2:** 9' 9" x 8' 5" (2.966m x 2.560m) uPVC window enjoying the aspect to the rear, radiator.

**Bedroom 3:** 9' 4" x 8' 0" (2.844m x 2.433m) uPVC window enjoying the aspect to the rear, radiator.

**WC/washroom:** 5' 1" x 4' 5" (1.544m x 1.358m) A two piece suite comprising dual flush WC and pedestal wash hand basin, uPVC window, radiator, ceramic floor tiling.

**Bathroom:** 8' 8" x 4' 10" (2.642m x 1.480m) A two-piece suite comprising pedestal wash hand basin, bath, radiator.

**Upper level loft room:** 17' 9" x 14' 6" (5.417m x 4.419m) Measured at absolute maximum points there is an approximate central head height of around 2.075 m with the head height diminishing as you get towards the front and the rear of the room with a limited head height beyond each of the beams, there are 2 Velux double glazed sky windows and one uPVC dormer style window, wood laminate flooring, radiator, Belfast style sink. There is limited head height as you walk up the stairs into the room.

**Garden:** The front garden is sat behind a low-level wall and benefits from mature shrubs and trees which enhance the privacy. The rear garden is fully enclosed with both patio space and an excellent garden section.

**Parking:** There is no private allocated off road parking. Though there is a residents parking permit system in place, to ensure the streets are available for residents to park. We understand each residents parking permit costs around £30 a year.

**Chain details:** The property is sold with no further upward chain delay.

**Tenure:** Cardwells Estate Agents Bolton premarketing research shows that the property is leasehold enjoying a term 999 years less ten days from the 1st May 1885, at an approximate annual ground rent of £4.17 paid to Freehold Managers PLC, 36 Shad Thames, London, SE1 2YE, we have seen the statement and this has been paid up to 30th April 2026.

**Bolton council tax:** The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is A which is at an approximate annual price of around £1,511.

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