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HALLIWELL ROAD, BOLTON, BL1 8BZ



- Stone cottage from circa 176
- 2 sizable double bedrooms
- 925 sq ft. Two reception rooms
- 5pc bathrm, twin sinks, bath & shower
- Lovely views, close to countryside
- Gas combi central heating boiler
- Sold with no upward chain delay
- Easy maintenance rear garden



£155,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A two bedroom stone cottage that we are advised dates from approximately 1760, even predating some of the period homes of the neighbourhood, this is a property steeped in Boltonian history. Situated in a superb location, Moss Bank Park, Barrow Bridge, woodland and beautiful countryside are all nearby whilst the excellent transport links of both Halliwell Road and Moss Bank Way are particularly convenient so transport links are in easy reach, are are restaurants, shops, and sporting clubs and facilities.

The accommodation on offer has recently been decoratively refreshed and extends to around 925 ft.²/86 m², briefly comprising: entrance vestibule, living room with stylish spot lighting, dining room/separate reception room with feature marble fireplace, fitted kitchen with integrated fridge freezer, oven grill and hob, first floor landing two double fitted bedrooms and a superb five piece bathroom suite complete with twin sinks and both a bath and separate shower. The property is set in a plot of around 0.02 of an acre with enclosed garden areas to the rear enjoying exposed stone walls which are in keeping with the period of the property, the garden space offers ideal opportunity for barbecuing and entertaining, etc. The cottage enjoys lovely views and benefits from quality fixtures and fittings and a gas combination central heating boiler. Importantly the properties is sold with no further upward chain delay, therefore it is hoped a prompt completion can be arranged once the sale is agreed.

All that is on offer can only be fully appreciated via a personal inspection which can be arranged by calling: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance there is a walkthrough viewing video available to watch.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front door leading to

Vestibule: 3' 8" x 3' 0" (1.107m x 0.913m) Leaded double glazed window above the entrance door, tiled floor.

Living room: 14' 11" x 13' 5" (4.534m x 4.089m) Leaded double glazed window to the front, two radiators, spindle staircase off to the first floor, modern spots lighting.

Dining room: 12' 1" x 14' 10" (3.695m x 4.533m) A versatile room which may suit use as both a dining room or a second sitting room, feature marble fireplace with detailed surround and mantle, single glazed window overlooks the rear garden, radiator, archway into the kitchen.

Kitchen: 10' 11" x 6' 10" (3.336m x 2.091m) A professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, integrated fridge/freezer, oven/grill, gas hob with extractor over, plumbing for washing machine, concealed gas combination central heating boiler, stainless steel sink and drainer with mixer tap over, single glazed window, radiator, spot lighting, rear entrance door.

Landing: 16' 11" x 4' 2" (5.153m x 1.258m) Loft access point, neutral decorations, spot lighting.

Bedroom 1: 11' 11" x 10' 6" (3.621m x 3.188m) Professionally fitted bedroom furniture provides excellent storage, wardrobe, dressing and bridging cabinet space with mirrored areas to 2 walls, radiator, leaded double glazed window enjoys the aspect over the rear garden.

Bedroom 2: 14' 9" x 12' 9" (4.490m x 3.882m) Measured at maximum points into the built-in wardrobe storage space over the stairs, fitted dressing area with dressing table, six jars and bridging cabinets, spot lighting, radiator, leaded double glazed window to the front through which the far reaching views can be enjoyed.

Bathroom: 11' 1" x 6' 9" (3.379m x 2.062m) A five piece bathroom suite comprising twin wash hand basins, WC, bath and separate shower cubicle with overhead and body spray options, two heated towel rails, frosted glass double glazed window, extractor, spot lighting.

Outside: As you step out from the kitchen there is an easy maintenance patio style garden area complete with stone built barbecue facility, stone steps lead to the upper level with stone flowerbeds finished in slate or golden gravel and access to the out buildings.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance there is a walk-through viewing video available to watch, within this video we will show you around the property.

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 B which is at an approximate annual price of around £1.706.

Tenure: Cardwells Estate Agents Bolton premarketing research shows that the property is Leasehold enjoying a term of around 870 years from the 12th of November 1894. Our client advises us that the annual ground rent charge is £1.50 and this is paid directly to Robert's Fairhurst and Cole who are based in Bolton.

Plot size: The overall approximate plot size extends to around 0.02 of an acre.

Chain details: The properties offered for sale with no further upward chain delay, so it is hoped a prompt completion can be arranged when the sale is agreed.

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.

