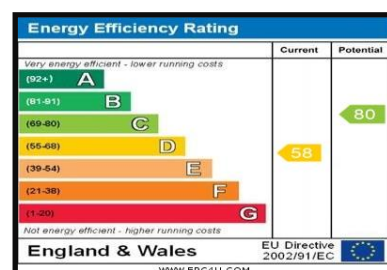


Floor Plan



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**BLACKSHAW HOUSE, FERN STREET
DEANE, BL3 5NU**



- 2 bed 3rd floor apartment
- No upward chain involved
- Ideal investment or 1st time purchase
- Spacious rooms, balcony
- Close to town centre
- Communal lift & security entry system
- Double glazing
- Electric heating



Offers in the Region Of £74,950

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

Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with 'no upward chain' involved, this spacious two bedroom third floor apartment. Situated in a popular and convenient location. The property would make an ideal first time home or investment as the vendor has recently taken it off the rental market and was achieving £635 per calendar month. The apartment is within easy reach of Bolton town Centre and public transport links. For convenience there is a communal lift and a security entry system. The accommodation briefly comprises Entrance hall, lounge dining room, kitchen, two double bedrooms and a bathroom. The property also benefits from UPVC double glazing and electric heating. 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 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: Doors lead to the lounge dining room with 2 UPVC double glazed windows, wall mounted electric heater, double glazed door leading out onto the balcony.

Kitchen: UPVC double glazed window, balcony aspect, fitted wall and base units, work surfaces, tiled splashbacks, stainless steel sink unit, space for a cooker, space for a washing machine and a fridge.

Bedroom One: UPVC double glazed window to the rear aspect, wall mounted electric heater.

Bedroom Two: UPVC double glazed window to the rear aspect, wall mounted electric heater.

Bathroom: Enclosed bath with a shower above, close coupled WC, wash hand basin with mixer tap and inset to a vanity unit, fitted airing cupboard, tiled floor, tiling to the walls, built in storage room.

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 125 years from 22 June 2001

Service Charge: Approx £900 per year

Council tax: Cardwells estate agents Bolton research indicates the property is band A £1511 per annum. Ground rent £10 per annum9

Flood risk: 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.

Viewings: for all viewings please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

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

