



Independent Estate Agents **Cardwells**™

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Cardwells

www.cardwells.co.uk

BEATRICE ROAD, HEATON, BL1 3BP



- Extended Terraced home
- Ideal for a landlord's rental portfolio
- Superb for a first time buyer
- 2 reception rooms
- 2 bedrooms, white bathrm suite
- Modern gas combi C.H boiler
- No upward chain delay
- Walkthrough viewing video to watch



Offers in the Region Of £118,000

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



A two bedroom, two reception room extended terrace offered for sale with no further up with chain and early vacant possession. The property has previously been rented and since the last tenancy has been professionally decorated and new carpets have been laid in September 2025. This may well make an ideal addition to a landlord's rental property portfolio, however equally this would be a superb first home for an owner occupier. The position is superb being just a short walk away from a children's park/recreation area shops, restaurants, leisure facilities and sports clubs are all just a short walk away whilst to transport links, Bolton town Centre and medical facilities are all within easy reach. The decoratively improved property enjoys accommodation that's extends to around 68 m²/731 ft², which briefly comprises: entrance vestibule, living room, dining room, kitchen, first floor landing, two bedrooms and a white bathroom suite. There are garden areas to the front and the rear. Importantly, the property is offered for sale with early vacant possession and no further upward chain, as such it is hoped that a prompt completion can be arranged once the sale is agreed. There is a gas combi combination central heating boiler and the vast majority of the windows are uPVC double glazed. In the first instance there is a walkthrough viewing video available to watch, then 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule: 3' 7" x 2' 10" (1.088m x 0.857m) Single glazed window above the stylish entrance door.

Living room: 16' 2" x 12' 2" (4.935m x 3.701m) Measured at maximum points. uPVC window to the front, marble fireplace with electric feature fire, radiator, decorated in the summer of 2025, new carpets September 2025.

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.



Dining room: 12' 1" x 9' 8" (3.679m x 2.949m) uPVC window to the rear, radiator, wood flooring, under stairs storage space, spindle stairs off to the first floor.

Kitchen: 10' 10" x 7' 2" (3.295m x 2.177m) The kitchen benefits from fitted drawers, base, wall and display cabinets, stainless steel sink and drainer with mixer tap over, concealed Ideal gas combination central heating boiler, uPVC window, uPVC rear entrance door, radiator.

First floor landing: Decorated in the summer of 2025 and new carpets laid in September 2025.

Bedroom 1 13' 9" x 12' 1" (4.187m x 3.695m) uPVC window to the front, radiator, decorated in the summer of 2025, new carpets September 2025.

Bedroom 2: 11' 9" x 6' 5" (3.594m x 1.959m) uPVC window to the rear, radiator, decorated summer 2025, new carpet September 2025

Bathroom: 8' 10" x 7' 2" (2.696m x 2.179m) A white three-piece bathroom suite comprising: pedestal wash handbasin, WC and bath with electric shower over, ceramic wall tiling, radiator, extractor fan, uPVC window, decorated summer 2025.

Rear garden: The rear garden is fully enclosed in a yard style.

Plot size: The overall approximate plot size is around 0.0 one of an acre.

EPC: The energy performance rating is D and the certificate is valid until the 10th of December 2028.

Tenure: Cardwells Estate Agents Bolton premarketing research shows that although the property is freehold, we understand that there is a rent charge of £2.20 per annum, for more information please contact Robert Fairhurst.

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.

Conservation area: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Flood risk information: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having a "very low" risk of flooding.

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.

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

