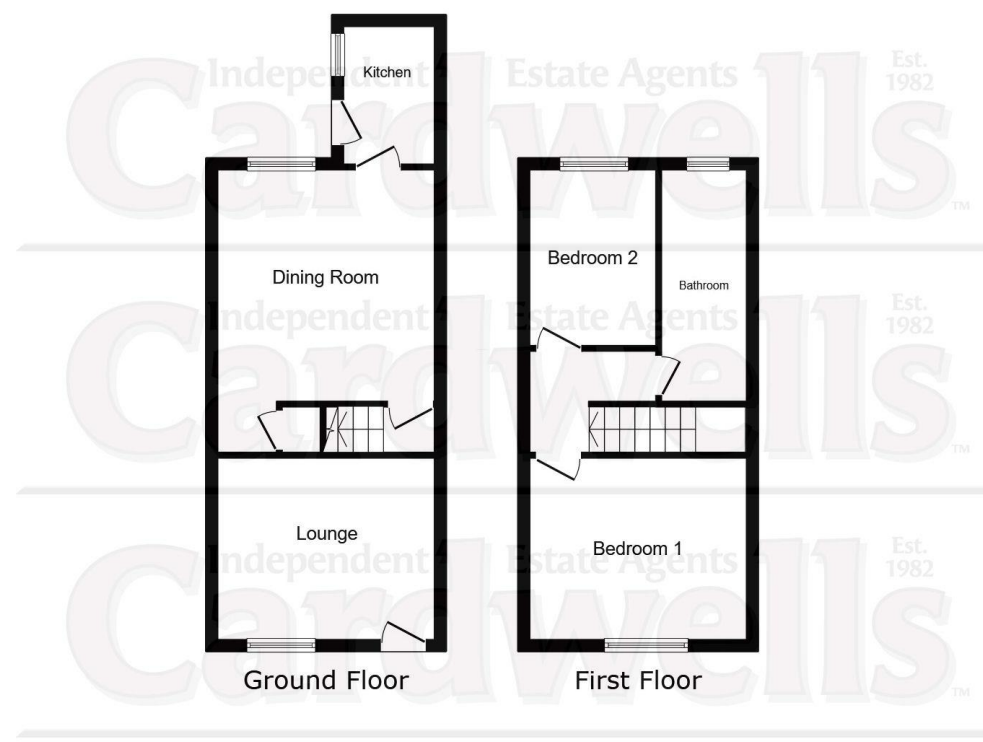
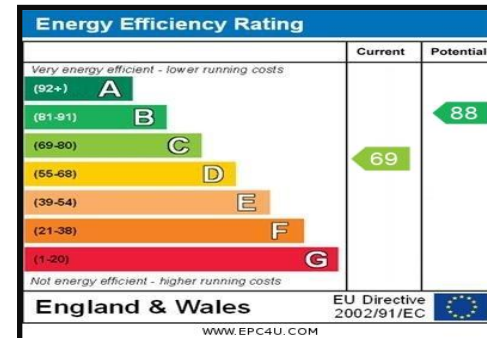




Independent Estate Agents
Cardwells
www.cardwells.co.uk

HEATON ROAD, LOSTOCK, BL6 4EF



- Stylish terraced house
- Two fitted bedrooms
- Two reception rooms
- Fitted kitchen
- Modern bathroom
- Low maintenance garden
- Sought after location
- No onward chain delay



£160,000

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

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



Independent Estate Agents
Cardwells
 Est. 1982

This stylish pavement fronted two bedroom terraced is located in the popular area of Lostock and as such, is close to wide ranging amenities and excellent transport links into Bolton, Manchester and beyond. The accommodation is well presented and currently comprises lounge, separate dining room, fitted kitchen, two fitted bedrooms and a bathroom. The rear has a low maintenance garden area whilst the front enjoys pleasant distant views. This is an ideal consideration for first time buyers, investors and downsizers alike and is likely to attract a great deal of attention in the current market, early viewing is therefore advised which can be arranged by our Cardwells estate agents Bolton office on (01204) 381281 or Via email at bolton@cardwells.co.uk or online at cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Lounge 10' 0" x 12' 4" (3.05m x 3.76m) uPVC double glazed window, wall mounted radiator, cupboard housing the gas and electric meters.

Dining Room 16' 1" x 12' 4" (4.90m x 3.76m) Enclosed staircase to the landing, under stairs storage cupboard, UPVC double glazed window, wall mounted radiator.

Kitchen 7' 1" x 5' 2" (2.16m x 1.57m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, oven, four ring hob with extractor above, UPVC double glazed window, UPVC door giving access to the rear garden.

Landing 6' 2" x 7' 5" (1.88m x 2.26m)

Bedroom 1 10' 7" x 12' 4" (3.22m x 3.76m) Professionally fitted wardrobes and bridging cabinets, UPVC double glazed window, wall mounted radiator.

Bedroom 2 10' 0" x 5' 10" (3.05m x 1.78m) Professionally fitted wardrobes, uPVC double glazed window, wall mounted radiator.

Family Bathroom 4' 10" x 12' 10" (1.47m x 3.91m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower, frosted uPVC double glazed window, wall mounted heated towel rail.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 900 years from 1 October 1932

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

Flood Risk Information Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation Area Cardwells Letting Agents Bolton pre market research indicates that the property is not in a conservation area.

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 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

Thinking of selling or letting: 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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

