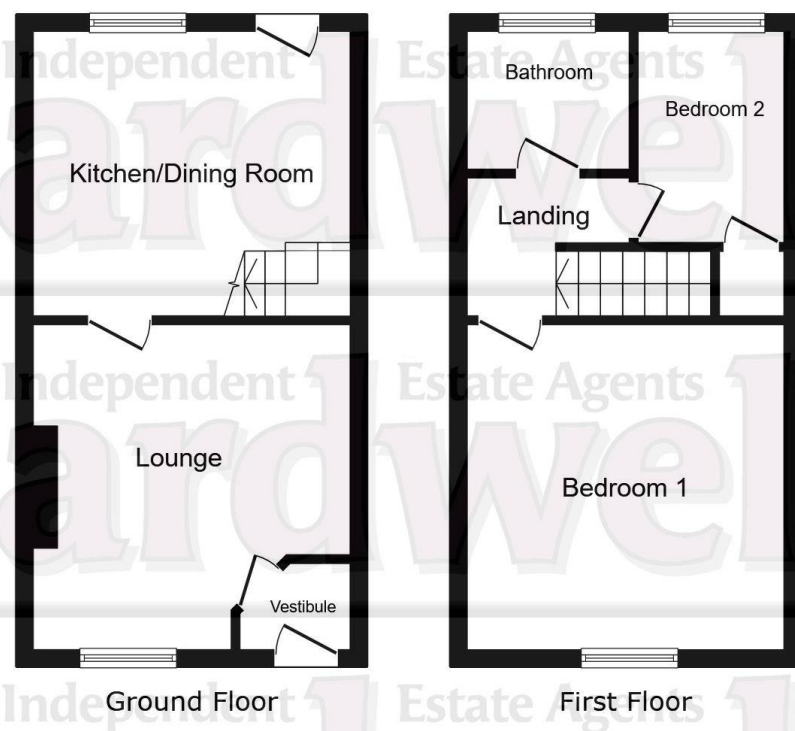


1



CANADA STREET, HALLIWELL, BL1 3JZ



- Mid terraced property
- Two bedrooms
- Fitted dining kitchen
- One reception room
- Enclosed rear yard
- No onward chain delay
- Popular location
- Early viewing advised



Offers in the Region Of £136,000

BOLTON	BURY	LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ	14 Market St, Bury, BL9 0AJ	11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281	T: 0161 761 1215	T: 01204 381 281
E: bolton@cardwells.co.uk	E: bury@cardwells.co.uk	E: lettings@cardwells.co.uk



Offered with no onward chain delay this smart two bedroomed mid property is located in a popular area between Halliwell and Smithills and briefly comprises entrance vestibule, lounge, fitted dining kitchen, two bedrooms, the main being a good size double, and a bathroom with three piece suite. Externally the property is pavement fronted and enjoys a paved, low maintenance rear yard with pedestrian access which is fence enclosed. Properties like this are ideal considerations for first time buyers, investors and downsizers alike, early viewing is therefore advised to avoid disappointment. There is a walk-through virtual viewing video available online and in person viewings can be arranged by calling our Cardwells Estate Agents Bolton office on (01204) 381281, emailing bolton@cardwells.co.uk or online at cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule: Double glazed door to the front elevation leading into the entrance vestibule. Meter cupboard. Glazed door into the lounge.

Lounge: 13' 1" x 12' 10" (4m x 3.9m) Double glazed window to the front elevation. Radiator. Living flame gas fire in focal surround. Door through to the

Dining kitchen: 12' 10" x 11' 10" (3.9m x 3.6m) Double glazed window and door to the rear elevation. Range of base units with contrasting works surfaces and matching wall mounted cabinets. Electric cooker. Plumbed for washing machine. Space for fridge freezer. Inset one and a half bowl sink and drainer. Stairs lead off to the first floor landing. Radiator.

First floor landing: Stairs lead off the dining kitchen to the first floor landing. Loft access.

Bedroom 1: 13' 1" x 12' 10" (4m x 3.9m) Double glazed window to the front elevation. Radiator.

Bedroom 2: 8' 6" x 5' 11" (2.6m x 1.8m) Double glazed window to the rear elevation. Over stairs store. Radiator.

Bathroom: 6' 7" x 5' 7" (2m x 1.7m) Double glazed window to the rear elevation. Three-piece suite comprising bath, pedestal wash hand basin and close coupled WC. Part tiled elevations. Radiator.

Outside: Pavement fronted with a fence enclosed, paved rear yard.

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

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band A £1511 per annum

Flood risk information: 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.

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.

