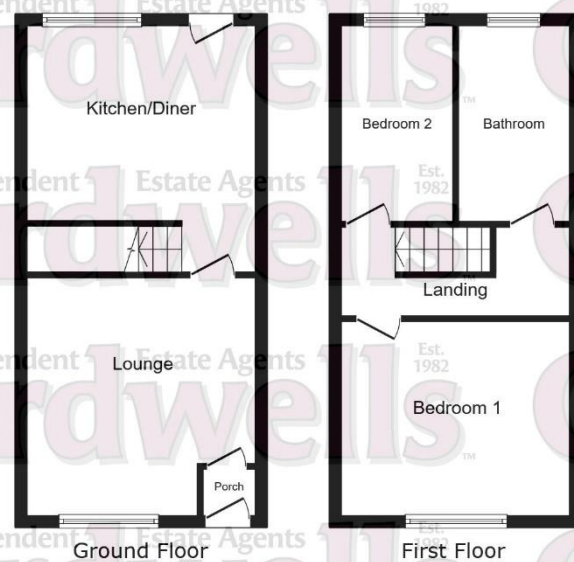




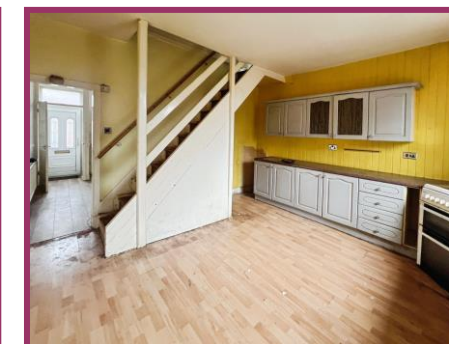
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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CLOISTER STREET, HALLIWELL, BL1 3JX



- Investment property/modernisation required
- Warmed by gas ch/upvc double glazed
- Vestibule/lounge/dining kitchen
- Landing/2 bedrooms/fitted master
- Three piece family bathroom suite
- Consistently popular residential area
- Close to excellent local nurseries/schools
- Vacant possession/no upward chain!



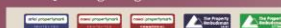
£100,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A wonderful investment opportunity on Cloister Street in Halliwell offered to the market with no upward chain by Cardwells Estate Agents Bolton. Situated in a consistently popular area with a high rental demand and in close proximity to highly rated nurseries, schools and on the cusp of beautiful countryside with Moss Bank Park and excellent amenities all close by. Briefly comprising: uPVC entrance door, vestibule, lounge, dining kitchen, landing, two bedrooms with a fitted master and a three piece family bathroom suite. To the outside is a patio style garden behind a low stone wall and there is an enclosed split level rear yard. Viewings are welcomed, seven days a week by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk. Please watch the walk through video prior to booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule: 2' 8" x 3' 0" (0.81m x 0.91m) Upvc entrance door into the vestibule with frosted skylight, timber and glass door giving access to:

Lounge: 13' 8" x 12' 11" (4.16m x 3.93m) Feature fireplace and surround, uPVC double glazed window, wall mounted radiator.

Dining kitchen: 14' 2" x 12' 11" (4.31m x 3.93m) Basic fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, worktops, space for white goods, wall mounted gas combination boiler, UPVC double glazed window, wall mounted radiator, uPVC door giving access to the rear.

Landing: 5' 3" x 12' 11" (1.60m x 3.93m) Loft access point.

Bedroom One: 11' 6" x 12' 11" (3.50m x 3.93m) Fitted wardrobes and vanity unit, uPVC double glazed window, wall mounted radiator.

Bedroom Two: 10' 2" x 6' 5" (3.10m x 1.95m) uPVC double glazed window, wall mounted radiator.

Bathroom: 10' 2" x 6' 3" (3.10m x 1.90m) Three piece suite comprising WC, pedestal wash hand basin, bath with electric shower and fitted curtain pole, partial wall tiling, built in airing cupboard, frosted uPVC double glazed window, wall mounted radiator.

Tenure: Cardwells Estate Agents Bolton research shows the property is of a Freehold tenure.

Council Tax: Cardwells Estate Agents Bolton pre market research indicates that the council tax is band A with Bolton Council at an approximate cost of around £1,506.00 per annum.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area

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

