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**IVANHOE COURT, BOLTON, BL3 2NR**



- Very well presented two bed semi detached
- Porch/bay fronted lounge/prof fitted kitchen
- Landing/2 fitted bedrooms
- Purpose built wet room
- Close to Moses Gate park/railway station
- Warmed by gas C.H/uPVC double glazed
- Block paved driveway/low maintenance gdns
- No onward chain/vacant possession



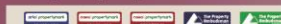
**£165,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982

A very well presented two bedroom semi property tucked away in a quiet corner on Ivanhoe Court with the added advantage of being offered for sale with vacant possession and no upward chain. Situated in close proximity to Moses gate country park and railway station and as such offering fantastic transport links to Manchester, Blackburn, Preston and beyond. Briefly comprising: Porch, bay fronted lounge with feature fireplace and surround, dining kitchen, landing, two fitted bedrooms and a purpose built wet room. To the outside is a block paved driveway to the front and there are very well maintained low maintenance gardens to both the side and rear. Warmed by gas central heating via a Vaillant combination boiler, a personal inspection comes with our highest recommendations to appreciate all on offer. Viewings can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC entrance door giving access to.

**Porch:** 3' 3" x 2' 11" (0.99m x 0.89m) Timber door giving access to.

**Lounge:** 14' 2" x 13' 10" (4.31m x 4.21m) uPVC double glazed bay window, feature fireplace and surround with inset living flame gas fire, wall mounted radiator, turning staircase to the landing.

**Dining kitchen:** 9' 2" x 13' 10" (2.79m x 4.21m) professionally fitted kitchen comprising one and a half bowl sink unit with mixer tap over, base and wall units, worktops, space for white goods, wall mounted Vaillant gas combination boiler, uPVC double glazed window, wall mounted radiator, uPVC door giving access to the rear garden.

**Landing:** Loft access point.

**Bedroom 1:** 10' 8" x 13' 9" (3.25m x 4.19m) Fitted wardrobes, uPVC double glazed window, wall mounted radiator.

**Bedroom 2:** 9' 3" x 6' 9" (2.82m x 2.06m) uPVC double glazed window, wall mounted radiator, built in wardrobe.

**Wet room:** 6' 3" x 6' 9" (1.90m x 2.06m) Three piece suite comprising WC, pedestal wash basin, walk in shower cubicle with electric shower and fitted screen, full wall tiling frosted uPVC double glazed window, wall mounted radiator.

**Outside:** To the outside is a block paved driveway and to side and rear are very well maintained low maintenance gardens complete with a timber storage shed

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 24 June 1879

**Council tax:** Cardwells estate agents Bolton research shows the property is band B £1670 per annum

**Flood risk information:** Cardwells estate agents Bolton research shows the property is not in a flood risk area.

**Conservation area:** Cardwells estate agents Bolton research shows 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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