



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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EASTWOOD CLOSE, MIDDLE HULTON, BL3 4TG



- No onward chain
- Two bedrooms
- End mews property
- Cul-de-sac position
- Off road parking
- Lounge, dining room and kitchen
- GCH & DG
- Close to amenities and commuter



Offers in the Region Of £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
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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this end mews situated within the Beaumont Rise estate. The location is perfect for the commuter with the M61 motorway network just a short drive away and many of local amenities on the doorstep. The property itself does need some updating, set within a quiet cul-de-sac and would be perfect for first time buyers. Internally the accommodation comprises a vestibule, lounge, dining room and kitchen to the ground floor with two bedrooms and a family bathroom to the first floor. Externally there is one parking place with an additional shared/visitor space at the front. To the rear of the property there is a flagged patio area with a raised border leading to flower beds with stepping stones leading to the shed. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Ceiling light point, double glazed window to the side, radiator.

Lounge: 14' 6" x 11' 9" (4.42m x 3.57m) Ceiling light point, laminate effect flooring, double glazed bay window to the front, radiator.

Dining Room: 10' 11" x 5' 9" (3.34m x 1.75m) Ceiling light point, radiator, laminate effect flooring, double glazed French doors leading to the rear garden.

Kitchen: 10' 11" x 5' 8" (3.34m x 1.73m) Ceiling light point, double glazed window to the rear, wall mounted boiler, radiator, range of fitted wall and base units with extractor fan, integrated electric hob and oven, space for a washing machine and fridge/freezer, stainless steel sink with mixer tap and drainer.

Landing: Ceiling light point.

Bedroom One: 11' 9" x 11' 1" (3.57m x 3.38m) Ceiling light point, radiator, double glazed window to the front, fitted wardrobes and dresser.

Bedroom Two: 11' 0" x 6' 6" (3.35m x 1.99m) Ceiling light point, radiator, double glazed window overlooking the rear garden, loft access, built-in wardrobes.

Bathroom: 7' 7" x 4' 10" (2.32m x 1.47m) Ceiling light point, double glazed window to rear, radiator, three piece suite incorporating a WC, wash hand basin, panel bath with shower above, tiled walls.

Externally: To the front of the property there is one parking place with an additional shared/visitor space. To the rear of the property there is a flagged patio area with a raised border leading to flower beds with stepping stones leading to the shed.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 January 1990

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1763

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.

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

