



GLOSTER STREET, BOLTON, BL2 2BH



- Two good sized bedrooms
- Garden fronted end terraced property
- No onward chain
- Lounge and kitchen/diner
- Superb Buy To Let opportunity
- Walking distance to Bolton town centre
- Close to many commuter routes
- Gas C.H & uPVC double glazing



Offers in Excess of £90,000



Offered for sale with NO ONWARD CHAIN is this garden fronted end terraced property located within a short distance of Bolton town centre, St. Peters Way and many local shops and amenities within the area. Internally the property comprises a lounge and kitchen/dining room to the ground floor with two good sized bedrooms and a three piece bathroom suite to the first floor. Externally there is gated access to the front of the property leading to a flower bed and a flagged path with a lawned garden at the side and a gate leading to the yard. Exiting the kitchen to the enclosed yard which is flagged with a gate to the front and to the rear. 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:

Lounge: 14' 0" x 11' 6" (4.27m x 3.50m) Ceiling light point, double glazed window to the front, radiator.

Kitchen diner: 14' 1" x 9' 3" (4.28m x 2.82m) Ceiling light point, double glazed windows to the rear, wall mounted boiler, door to the side of leading to the yard, radiator, range of fitted wall and base units with stainless steel sink with mixer tap and drainer, space for a gas cooker, washing machin eand a fridge freezer, tiled floor with splashback to the walls.

Landing: Ceiling light point.

Bedroom 1: 14' 0" x 11' 7" (4.26m x 3.52m) Ceiling light point, radiator, double glazed window to the front, laminate effect flooring.

Bedroom 2: 9' 4" x 7' 7" (2.84m x 2.30m) Ceiling light point, radiator, double glazed window to the rear, Laminate Flooring.

Bathroom: 6' 3" x 5' 2" (1.90m x 1.57m) Ceiling light point, double glazed window to the rear, three-piece suite incorporating a WC, pedestal sink, panel bath with electric shower above, tiled splashback to the walls, radiator.

Outside: To the front of the property, there is gated access leading to a flower bed and a flagged path to a lawned garden at the side with a gate leading to the yard. Exiting the kitchen to the enclosed yard which is flagged with a gate to the front and to the rear.

Viewings: All viewings are by advance with Cardwells estate agents Bolton 01204 381281, Cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 989 years from 26 August 1872

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

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

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