



SHREWSBURY ROAD, HEATON, BL1 4NN



- No onward chain
- Garden and bay fronted mid terraced
- Two double bedrooms
- Two reception rooms
- Low maintenance rear yard
- GCH & DG
- Close to Bolton town centre
- Many amenities within the locality



£175,000

BOLTON
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this spacious garden fronted mid terraced property located within the consistently popular area of Heaton. The property is situated close to Bolton town centre and all its amenities with Bolton train/bus station and St. Peter's Way perfect for the commuter. Locally there are many good schools serving both primary and secondary levels including Bolton School and Devonshire Road Primary School. Internally the property comprises an entrance hallway, lounge, dining room and kitchen to the ground floor with two double bedrooms and a family bathroom to the first floor. Externally there is gated access to a low maintenance palasade to the front and to the rear there is a low maintenance garden with artificial grass, raised borders and a gate leading 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:

Vestibule: Open into the entrance hallway.

Hallway: Ceiling light point, coving to the ceiling, radiator, stairs to the first floor.

Lounge: 13' 1" x 11' 0" (4.00m x 3.35m) Ceiling light point, double glazed bay window to the front, radiator, laminate effect flooring, opens up into the dining room.

Dining Room: 14' 11" x 11' 10" (4.55m x 3.60m) Ceiling light point with rose, double glazed window to the rear, radiator, laminate effect flooring.

Kitchen: 9' 3" x 7' 5" (2.83m x 2.27m) Ceiling light point, double glazed window to the rear, door to the side, radiator, under stairs storage, range of fitted wall and base units with integrated extractor fan, electric hob and electric oven, stainless steel sink with mixer tap and drainer, space for a washing machine, tiled splashback to the walls.

Landing: Ceiling light point, storage cupboard.

Bedroom 1: 14' 5" x 13' 1" (4.39m x 4.00m) Ceiling light point, two double glazed windows to the front, radiator.

Bedroom 2: 14' 10" x 8' 10" (4.53m x 2.69m) Ceiling light point, radiator, double glazed window to the rear.

Bathroom: 9' 5" x 7' 7" (2.86m x 2.32m) Ceiling light point, double glazed window to the rear, cupboard housing the wall mounted boiler, three-piece suite incorporating a WC, pedestal sink, panel bath with mixer tap, extractor fan, radiator.

Externally: To the front of the property there is gated access to a low maintenance palisade. To the rear there is a low maintenance garden with artificial grass, raised borders and a gate leading to the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 12 May 1897

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

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. A walk through viewing video is available to watch in the first instance.

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

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