



Independent Estate Agents  
**Cardwells** Est. 1982  
[www.cardwells.co.uk](http://www.cardwells.co.uk)

**OXFORD GROVE, HEATON, BL1 3BH**



- Two-bedroom terrace
- Fitted kitchen
- Three-piece bathroom
- No onward chain delay
- Garden areas to front and rear
- Popular location
- New carpets fitted throughout
- Early viewing advised



**Offers in the Region Of £128,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located on Oxford Grove in the popular area of Heaton, this two bedroom garden fronted terraced property is available for sale with no onward chain. Only a short drive from recreational areas such as Queen Park, Thomas Park, Moss Bank Park and Doffcocker lodge. As well as having wide ranging amenities, shops and transport routes, Oxford Grove also falls within the catchment area of some highly regarded schools such as Oxford Grove primary School, St Josephs RC primary School, Al-Huda Primary School and Smithills school. The property has had new carpets fitted and is ready to move into with the new buyers only having to add their own style and personal taste. Accommodation briefly comprises entrance vestibule, lounge, kitchen, two bedrooms with a bathroom. Low maintenance gardens to the front and rear. Early viewing is advised, which in the first instance can be by our virtual viewing video and then in person by calling Cardwells Estate Agents Bolton on (01204) 381281, online @cardwells.co.uk, or via email at bolton@cardwells.co.uk.

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

**Vestibule:** 3' 3" x 3' 3" (1.0m x 1.0m) Wooden door to the front elevation leading into the vestibule. Meter cupboard. Door into the lounge.

**Lounge:** 16' 9" x 11' 8" (5.10m x 3.56m) Double glazed window to the front elevation. Meter cupboard. Focal fireplace. Radiator.

**Kitchen:** 11' 8" x 10' 2" (3.55m x 3.09m) Door and double glazed window to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Four burner gas hob with electric oven under. Inset sink and drainer. Plumbed for washing machine. Space for fridge freezer. Stairs lead off to the first floor landing.

**Landing:** Stairs lead off from the kitchen. Doors off to all rooms.

**Bedroom One:** 11' 9" x 11' 2" (3.58m x 3.40m) Double glazed window to the front elevation. Radiator.

**Bedroom Two:** 10' 4" x 9' 0" (3.15m x 2.74m) Double glazed window to the rear elevation. Radiator. Over stairs storage with central heating boiler.

**Bathroom:** 8' 8" x 5' 5" (2.65m x 1.66m) Internal bathroom with extraction. Three-piece suite comprising bath with electric shower over, pedestal wash hand basin and close coupled WC. Part tiled elevations. Radiator.

**Outside:** The front of the property there is a low maintenance flagged garden area. The rear also has a low maintenance paved yard with pedestrian access.

**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 Freehold.

**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

**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

