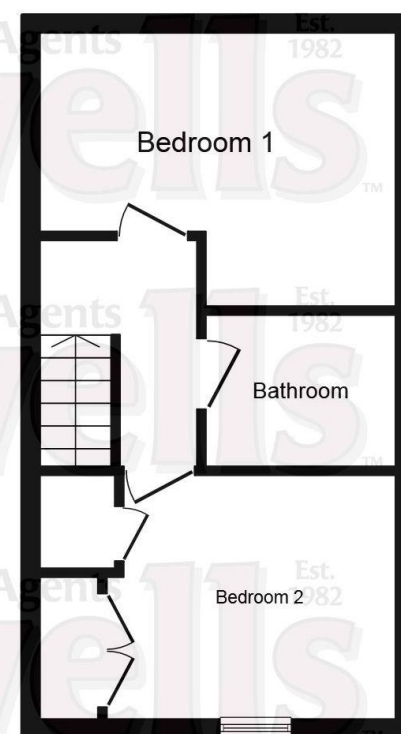


Ground Floor



First Floor

WILLOWS LANE, BOLTON, BL3 4HH



- 2 Bedroom mid terrace
- Popular and convenient location
- Ideal first purchase
- Close to good local amenities
- Good buy to rent investment
- Yard to rear, double glazed
- Gas central heating
- Viewing recommended



£150,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.



Cardwells are pleased to offer for sale this two bedroom mid terraced house which is located close to excellent amenities including shops, schools, transport links and parks. The property would make an ideal first time purchase or perhaps as an investment. Viewing is highly recommended through Cardwells estate agents, Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk. The accommodation briefly comprises; Vestibule, lounge and kitchen, upstairs there are two good sized bedrooms and a bathroom. Outside there is an enclosed paved yard. The property also benefits from double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Timber framed glazed door leading to

Vestibule: Tiled floor, door leading to

Lounge: 13' 1" x 13' 2" (3.98m x 4.01m) uPVC double glazed window, front aspect, radiator below, door leading to

Kitchen: 13' 3" x 11' 10" (4.04m x 3.60m) uPVC double glazed window, rear aspect, fitted wall and base units with working surfaces, tiled splashback's, space for a cooker space for a fridge, and a washing machine, tiled floor, radiator, uPVC double glazed door, rear yard aspect, spindled staircase, leading to the landing, built in under stairs storage cupboard.

Landing: Radiator, access to the loft, doors leading to

Bedroom 1: 13' 7" x 10' 1" (4.14m x 3.07m) uPVC double glazed window, front aspect, radiator below, fitted wardrobes.

Bedroom 2: 13' 0" x 9' 0" (3.96m x 2.74m) uPVC double glazed window, rear aspect, radiator below, fitted wardrobe, built in storage cupboard.

Bathroom: 7' 0" x 5' 7" (2.13m x 1.70m) Enclosed bath, wash basin, WC, part tiling to the walls, extractor fan.

Outside: There is an enclosed paved yard and a gate gives access to the rear lane.

Viewings: All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold, 999 years from 31 October 1887

Council tax: Cardwells Estate Agents Bolton research shows the property is band A, annual charges 2023/2024 £1359.24

Plot size: Cardwells Estate Agents Bolton research shows the property is 0.01 acre

Flood risk information: 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

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 or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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

