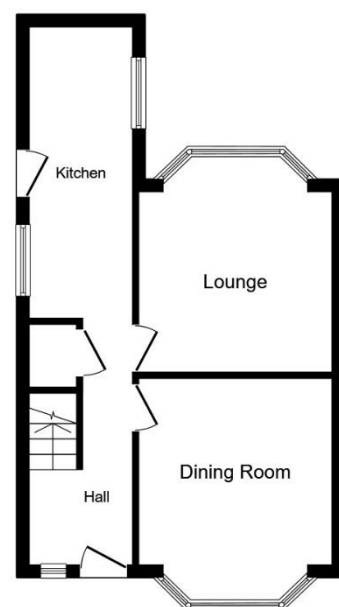
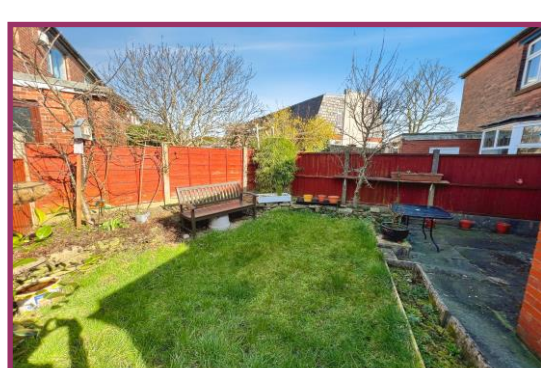
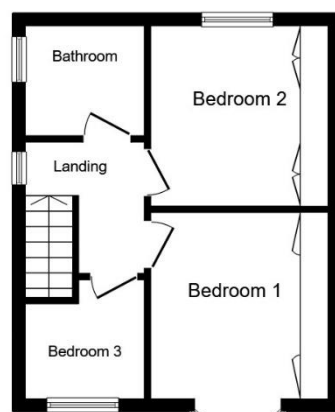




Ground Floor



First Floor

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

DOFFCOCKER LANE, DOFFCOCKER, BL1 5RG



- Extended semi detached
- No upward chain involved
- 3 bedrooms, 2 reception rooms
- Some updating required
- Offers great potential
- Ideal family home
- Good local amenities
- Viewing highly recommended



Offers in the Region Of £195,000

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 traditional bay fronted semi detached house, tucked away just off Chorley old Road, in a very popular and convenient location. The property is extended and has the advantage of 'no upward chain involved' and requires some cosmetic updating. This would make an ideal family home, or perhaps as a first time purchase, offering excellent potential. Doffcocker is close to Heaton and Smithhills, with good local amenities, including schools shops and transport links. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises Entrance hall, lounge, separate dining room and an extended kitchen. Upstairs there are three bedrooms and the bathroom. Outside there are gardens to the front and rear. The property also benefits from double glazing to the majority and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: UPVC double glazed front door to the hallway with leaded light stained glass window, radiator, built in under stairs storage cupboard, staircase to the landing.

Lounge: 12' 1" x 11' 8" (3.68m x 3.55m) UPVC double glazed bay window to the front aspect, radiator below, feature marble fireplace incorporating a living flame gas fire.

Dining Room: 12' 0" x 11' 9" (3.65m x 3.58m) UPVC double glazed bay window to the rear garden aspect, radiator below, wall mounted gas fire.

Kitchen: 16' 2" x 5' 7" (4.92m x 1.70m) UPVC double glazed door to the rear aspect and two single glazed windows to the garden aspect, fitted wall and base units with worktop surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, space for a cooker, space for a washing machine and a fridge freezer, tiled floor, radiator, stainless steel extractor hood above the cooker.

Landing: UPVC frosted double glazed window to the side aspect, access to the loft.

Bedroom One: 10' 2" x 9' 8" (3.10m x 2.94m) UPVC double glazed Oriole style window to the front aspect, radiator below, fitted wardrobes with overhead storage cupboards.

Bedroom Two: 9' 10" x 9' 8" (2.99m x 2.94m) UPVC double glazed window to the rear aspect, radiator below, fitted wardrobes with overhead storage cupboards, picture rail.

Bedroom Three: 7' 2" x 6' 6" (2.18m x 1.98m) UPVC double glazed window to the front aspect, fitted storage cupboard, radiator.

Bathroom: 6' 0" x 6' 6" (1.83m x 1.98m) UPVC frosted double glazed window to the side aspect, modern white suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash hand basin with mixer tap, tiled floor, tiling to the walls, heated towel rail, inset spotlights to the ceiling.

Outside: Front steps lead up to a laid to lawn garden with mature tree and plant displays. A gate gives access along the side elevation to the rear garden. To the side there is a wooden shed and area for bin storage, a tap to the side elevation. There is a laid to lawn rear garden, with tree and plant borders and a patio.

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 April 1932.

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £1909.

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

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