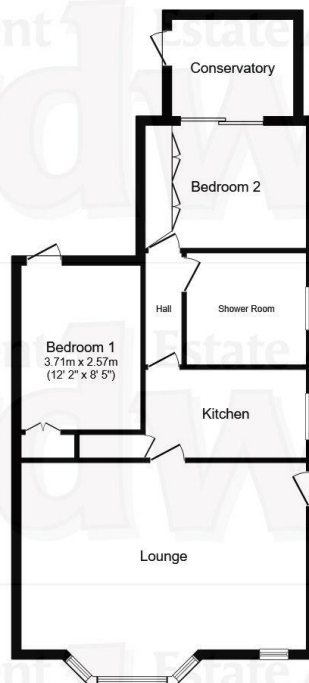




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Floor Plan

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TARBET DRIVE, BOLTON, BL2 6LT



- Semi detached true bungalow
- Popular & convenient location
- 2 bedrooms
- Some updating required
- Offers great potential
- Lounge, kitchen, shower room
- Easy reach of Bolton & Bury
- Good local amenities



Offers in the Region Of £170,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

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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.



A two bedroom semi detached, true bungalow, situated in a very popular and convenient location, close to good local amenities. Bolton & Bury town centre are within easy reach, with accessible transport links. The property ideally requires some cosmetic updating, however offers excellent potential. The accommodation briefly comprises, Lounge dining room, kitchen, inner hallway, two bedrooms, a shower room and an attached conservatory to the rear. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed door leading to

Lounge dining room: 13' 10" x 17' 10" (4.21m x 5.43m) uPVC double glazed bay window and a further uPVC double glazed window front aspect, two radiators, fireplace incorporating an electric fire, coving to the ceiling.

Kitchen: 9' 5" x 8' 8" (2.87m x 2.64m) uPVC double glazed window side aspect, fitted wall and base units complementary work surfaces and tiled splashbacks, built in oven and grill, stainless steel gas hob, with a concealed extractor hood above, stainless steel sink unit with mixer tap, space for a washing machine, space for a fridge, built in storage cupboard, inset spotlights to the ceiling.

Inner hallway: Access to the loft, doors lead to

Bedroom 1: 12' 2" x 8' 5" (3.71m x 2.56m) uPVC double glazed door rear garden aspect, fitted wardrobes with overhead storage cupboards, radiator.

Bedroom 2: 12' 0" x 10' 0" (3.65m x 3.05m) Double glazed window, conservatory aspect, fitted wardrobes with overhead storage cupboards, radiator.

Shower room: uPVC frosted double glazed window side aspect, shower cubicle, close coupled WC, wash basin, radiator, tiling into the walls.

Outside: There is a gated paved driveway, which provides ample off street parking and leads along the side elevation, to a single garage with twin opening doors. A the gate gives access to the rear garden. Rear There is a well stocked mature garden, which is mostly laid to lawn, with tree plants and floral displays. There are paved pathways and an attached uPVC double glazed conservatory.

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 indicates the property is Leasehold. 999 years from 1 September 1961

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual charges of £1763

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

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).

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