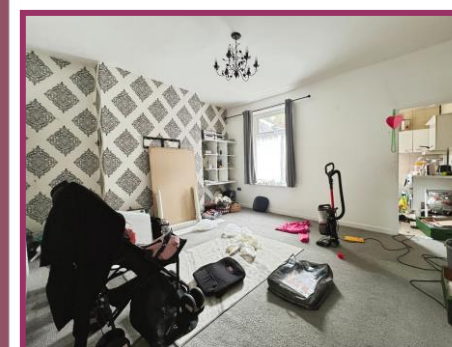


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**CASTLE STREET, THE HAULGH, BL2 1AA**



- 957 sq ft mid terrace
- Two bedrooms
- Two receptions
- Private off road parking
- Sold with vacant possession
- No upward chain delay
- Close to the town centre
- Ideal 1st home / buy to let



**Offers in the Region Of £125,000**

**BOLTON**

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

**BURY**

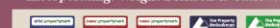
14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
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Independent Estate Agents  
**Cardwells**  
 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with no upward chain delay, this spacious and versatile terraced property maybe an ideal buy to let investment for a landlord or a perfect first home with space for a growing family. Situated within just a few minutes walk of Bolton Town Centre this position is very well served for superb amenities including: restaurants, shops, houses of worship, easy access to the motorway network, easy access to the railway network, popular schools, health surgeries and sporting /leisure facilities.

The accommodation on offer briefly comprises: reception hallway, living room, dining room, kitchen, first floor landing, two double bedrooms and a three-piece bathroom suite. Externally there is an up and over vehicle access door which provides secure off-road car parking to the rear for 2/3 cars and additional garden space. At the time of marketing our client are in the process of moving out and the property will be sold with vacant possession and no further onward chain delay. Importantly, there is uPVC double glazing, gas combination central heating and an early viewing is highly recommended to avoid disappointment. In the first instance there is a walkthrough viewing video available to watch, then a personal inspection which can be arranged by calling: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

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

**Approximate floor area:** The overall approximate floor area is around 957 ft.<sup>2</sup>/89 m<sup>2</sup>.

**Reception hallway:** 15' 2" x 5' 3" (4.624m x 1.606m) Measured at maximum points, uPVC double glazed window above the double glazed quality entrance door.

**Living room:** 12' 3" x 10' 4" (3.728m x 3.143m) uPVC window to the front, radiator .

**Dining room:** 14' 10" x 12' 4" (4.516m x 3.756m) uPVC window overlooking the rear garden, radiator, under stairs storage space off.

**Kitchen:** 9' 7" x 6' 3" (2.911m x 1.900m) Stainless steel sink and drainer, freestanding cupboard, wall mounted back gas combination central heating boiler, spot lighting, uPVC window, heated towel rail, rear entrance door.

**First floor landing:** 14' 11" x 5' 7" (4.543m x 1.700m) Measured at maximum points

**Bedroom 1:** 14' 11" x 9' 5" (4.552m x 2.864m) uPVC window to the front, radiator.

**Bedroom 2:** 12' 5" x 11' 10" (3.783m x 3.601m) uPVC window enjoying the aspect over the rear garden, radiator.

**Bathroom:** 9' 7" x 6' 2" (2.911m x 1.881m) A three-piece bathroom suite comprising: wash hand basin with storage space, WC and bath with handheld shower facility, extractor, heated towel rail, wall tiling, uPVC window.

**Plot size:** The overall approximate plot size is around 0.03 of an acre

**Parking:** There is an up and over vehicle access door to the rear of the garden area which provides enclosed tandem car parking far around three cars.

**Rear garden:** The vast majority of the rear garden can be used for car parking however there is also hardstanding which could potentially be useful for a patio/Astroturf finish.

**Chain details:** The property is sold with no further upward chain delay and early vacant possession.

**Energy performance certificate:** The energy performance rating is D and the certificate is valid until the 10th of July 2034.

**Tenure:** Cardwells Estate Agents Bolton premarketing research shows that the property is leasehold. Our client advises us that when they purchased the property an indemnity insurance policy was taken out as the freeholder had not been found and the ground rent had not been collected. As such our clients have not been able to advise the cost of the ground rent and frequency of payment. It may be that the conveyancers consider an up to date indemnity policy to apply to this transaction.

**Bolton council tax:** The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is A which is at an approximate annual price of around £1,511.

**Conservation area:** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

**Flood risk information:** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having a "very low" risk of flooding.

**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 01204 381281, emailing: bolton@cardwells.co.uk or visiting: [www.Cardwells.co.uk](http://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.

