



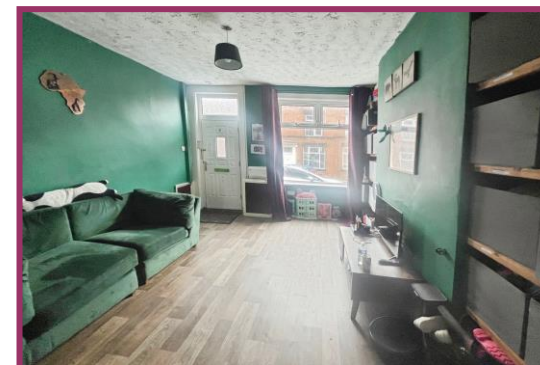
# Independent Estate Agents Cardwells

www.cardwells.co.uk

**WALDECK STREET, HEATON, BL1 3AZ**



- Well presented accommodation over 3 levels
- Lounge/dining kitchen/first floor landing
- 2 double bedrooms/ideal office/playroom
- Top floor double bedroom/velux window
- Three piece family bathroom
- Small front garden/enclosed yard to rear
- Readily available on street parking
- Warmed by gas C.H/uPVC double glazed



**Offers in the Region Of £130,000**

## 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



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Cardwells Estate Agents Bolton offer to the market this versatile property offering flexible accommodation over three levels. Situated on Waldeck Street in Heaton and as such being ideally situated for the areas highly regarded local nurseries, schools with excellent transport links on the doorstep. Briefly comprising: Composite entrance door, open plan lounge dining kitchen with stairs leading up to the first floor landing which has a three piece family bathroom suite, bedroom one and a useful room which would make an ideal office/playroom, stairs leaning up to the attic room which is a double bedroom with a Velux window. To the outside is readily available on street parking, a small front garden behind a brick palisade and an enclosed yard to the rear. Viewings are readily available, seven days a week by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). Please watch the online walk through video prior to booking your appointment.

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

Composite entrance door into.

**Lounge:** 13' 7" x 12' 0" (4.14m x 3.65m) uPVC double glazed window, wall mounted radiator.

**Dining kitchen:** 11' 7" x 12' 0" (3.53m x 3.65m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, contrasting roll edge worktops, wall tiling to the majority, space for white goods, wall mounted gas combination boiler, composite entrance door giving access to the rear, enclosed staircase to the first floor landing.

**Landing:** 13' 8" x 4' 10" (4.16m x 1.47m) Frosted uPVC double glazed window, wall mounted radiator.

**Bedroom 1:** 11' 1" x 12' 0" (3.38m x 3.65m) uPVC double glazed window, wall mounted radiator.

**Office/playroom:** 7' 1" x 6' 11" (2.16m x 2.11m)

**Bathroom:** 6' 2" x 6' 2" (1.88m x 1.88m) Three piece suite comprising WC, pedestal wash basin, cast iron bath with mixer shower attachment and fitted curtain pole, uPVC double glazed window, wall mounted radiator.

Staircase giving access to:

**Bedroom 2:** 12' 6" x 12' 0" (3.81m x 3.65m) Velux window, wall mounted radiator, built in eaves storage.

**Garden:** Enclosed yard to rear with storage shed.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is of a Leasehold tenure and the lease is 5000 years from November 1886.

**Council tax:** Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of around £1,506.00 per annum.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**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 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto: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

