

Independent Estate Agents Est. 1982  
**Cardwells**™

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**BLACKBURN ROAD, HASLINGDON. BB4 5JQ**



- No Onward Chain
- Move in Ready
- Modern Bathroom & Kitchen
- Ideal First Time Buy
- Close to A56
- Rear Landscaped Garden
- Internal Inspection Advised
- Level Location



**£140,000**

**BOLTON**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this immaculately presented two bedroom stone built terraced home. Conveniently located close to local amenities and transport links this perfect 'Turn Key' property would suit first time buyers and buy to let investors alike. Offered with no onward chain this lovely home comprises of; Entrance vestibule, lounge, kitchen, two bedrooms and a bathroom. Externally this property boasts a good sized rear landscaped garden. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule** Door to lounge.

**Lounge** 14' 9" x 13' 2" (4.49m x 4.01m) Double glazed window to front elevation, radiator, feature fireplace, stairs to first floor. Ceiling light point.

**Kitchen** 10' 2" x 9' 6" (3.10m x 2.89m) A range of wall and base units with complementing work surfaces and tiled splash back. Electric hob, oven and extractor hood. Stainless steel sink and drainer. Wall mounted boiler. Under stairs storage plumbed for washing machine. UPVC double glazed window and door to rear elevation

**First Floor Landing** UPVC double glazed window to rear elevation. Space for work space or storage. Ceiling light point.

**Bedroom 1** 13' 3" x 10' 2" (4.04m x 3.10m) Double glazed window to front aspect. Radiator. Feature fire place. Ceiling light point.

**Bedroom 2** 9' 8" x 7' 8" (2.94m x 2.34m) UPVC double glazed window to rear elevation. Radiator. Ceiling light point.

**Bathroom** Panelled bath with electric shower over and shower screen, pedestal wash hand basin. Low level WC, chrome effect towel radiator. Extractor fan. Spot lighting.

**Externally** Pavement fronted with an enclosed rear paved garden and planted borders. Outhouse for storage.

**Price** £140,000

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**Council Tax** The property is situated in the Borough of Lancashire and is therefore liable for Lancashire Council Tax. The property is A rated which is at an approximate annual cost of £1,542 (at the time of writing).

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

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "No" risk of flooding.

**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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 estate Agents Bury 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"



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(21-38)	F		65
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			