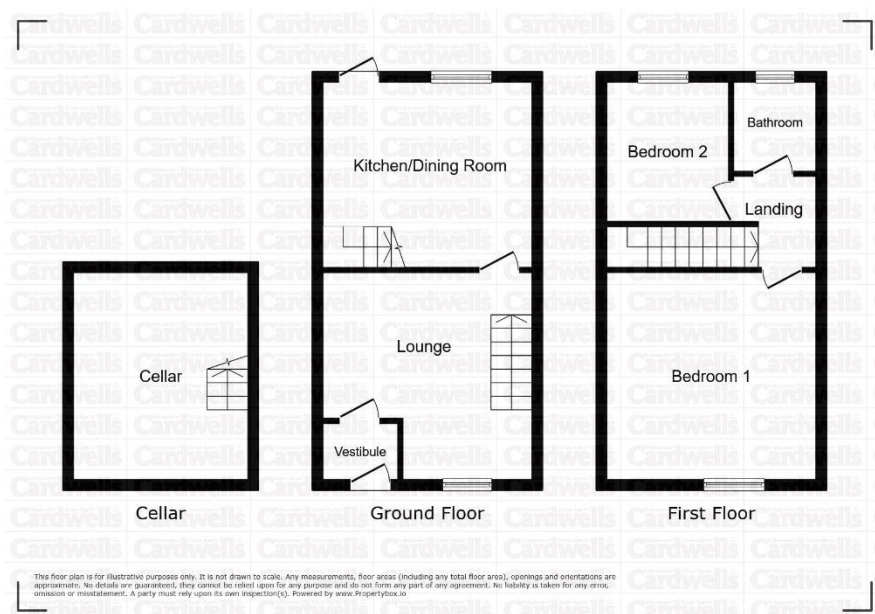
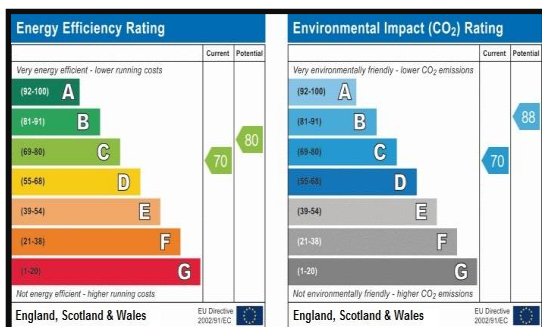




HIGHER DARCY STREET, DARCY LEVER, BL2 1NQ



- No upward chain involved
- Lovely 2 bed terraced cottage
- Quiet leafy location
- Close to excellent amenities
- Ideal 1st time home
- Potential rental investment
- Well presented, freshly decorated
- New carpet, garden to front



Offers in the Region Of £140,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
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Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale with 'no upward chain' involved, this lovely traditional mid terraced house, tucked away in a leafy location, close to excellent amenities. Higher Darcy Street is set back in a quiet position, yet within easy reach of the town centre. The property is well presented and freshly carpeted and decorated and would make an ideal first time, home or perhaps as buy to let investment. The area is well served with schools transport links and Bolton town Centre just a short walk away. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk. The accommodation briefly comprises, Vestibule, lounge and a kitchen. Upstairs there are two bedrooms and a shower room. There is also a useful cellar room. Outside, there is a yard to the rear and a garden to the front.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule 3' 2" x 3' 1" (0.96m x 0.94m) UPVC entrance door, skylight, carpet.

Lounge 12' 11" x 12' 8" (3.93m x 3.86m) Feature fireplace & surround, carpet, UPVC double glazed window, radiator.

Kitchen 12' 11" x 9' 1" (3.93m x 2.77m) Farmhouse style kitchen comprising base & wall units, 1 1.2 bowl sink with mixer tap over, 4 ring gas hob, oven with extractor above, integrated fridge freezer & washing machine, cushion flooring, UPVC Double glazed window, radiator, timber door to rear.

Stairs & Landing 5' 7" x 5' 1" (1.70m x 1.55m) Turning staircase to landing, carpet.

Bedroom One 13' 0" x 12' 7" (3.96m x 3.83m) Feature ornamental fireplace, carpet, 2 freestanding wardrobes, UPVC double glazed window, radiator.

Bedroom Two 8' 10" x 7' 4" (2.69m x 2.23m) Carpet, built in space, wall mounted boiler, UPVC double glazed window, radiator,

Bathroom 6' 6" x 5' 4" (1.98m x 1.62m) Well appointed shower room comprising, w/c, wash basin, walk in shower cubicle with rainfall shower, full wall & floor tiling frosted UPVC double glazed window, radiator.

External Pretty front & rear patio style gardens, Paving to the front & rear.

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold 999 years from 1 November 1879

Council tax: Cardwells estate agents Bolton research indicates the property is band A £1600 per annum

Total area: Cardwells estate agents Bolton research indicates the property is 667 sq feet approximately

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 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

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).

