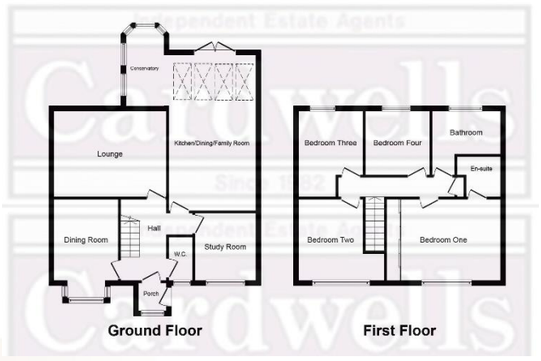




Independent Estate Agents Est. 1982 Cardwells

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HIGH STREET, CHAPELTOWN, BL7 0EW



- Charming 2 bedroom cottage
- Many character features
- No upward chain involved
- Sought after village location
- Lovely views to the rear
- Close to Wayoh and Entwistle reservoirs
- Yard to rear
- Viewing highly recommended







£260,000

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

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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.

For sale with ‘no upward chain’ involved, this charming two bedroom stone cottage, situated in the sought after village of Chapeltown. The property has retained many character features, including a stone fireplace and wooden beams. There are lovely views to the rear of the property of open countryside. The property is within walking distance of the Wayoh and Entwistle reservoirs. St Anne’s church is opposite and the Chetham Arms pub, is only meters away. Viewing is highly recommended to fully appreciate this lovely home, through Cardwells estate agents Bolton, 01204, 381281 bolton@cardwells.co.uk The accommodation briefly comprises Lounge, kitchen dining room and a useful rear porch. Upstairs there are two good sized bedrooms and a bathroom. Outside there is a yard to the rear The property also benefits from double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge: UPVC double glazed front door to the lounge with UPVC double glazed window to the front aspect, radiator below, feature stone fireplace incorporating a multi fuel stove, dado rail, picture rail wooden beams to the ceiling.

Kitchen Dining Room: UPVC double glazed window to the rear aspect, fitted wall and base units with complementary work top surfaces, tiled splashbacks, stainless steel sink unit with mixer tap, built-in oven and grill, electric hob, space for a washing machine and a fridge, quarry tiled floor, radiator, wooden beam to the ceiling, inset spotlights, open plan wooden staircase.

Rear Porch: UPVC double glazed door and a timber framed double glazed window to the rear aspect, quarry tiled floor.

Landing: Access to the loft via a pulldown ladder, fitted storage covered and drawers. Doors lead to:

Bedroom One: UPVC double glazed window to the front aspect, radiator, wooden flooring, fitted shelving, coving to the ceiling.

Bedroom Two: UPVC double glazed window to the rear aspect, radiator below, wooden flooring.

Bathroom: Wooden double glazed window to the rear aspect, white suite comprising, enclosed bath with a separate shower above, wash basin inset to a vanity cupboard, close coupled WC, radiator, part tiling to the walls.

Outside: There is a yard to the rear, with a cobbled and York stone surface.

Note: Please note We understand that there was some historical isolated subsidence, to the rear of the property. Repair work was carried out and monitored by the Abbey National insurance company. Paperwork is available on request

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band c annual cost of £2077

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 in Chapeltown conservation area.

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












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