



Independent Estate Agents
Cardwells Est. 1982

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PARK ROAD, HEATON, BL1 4RG



- For sale by auction
- Spacious end of terraced house
- 3 bedrooms, 2 reception rooms
- Easy reach of Bolton Town Centre
- Close to Queens Park and Bolton School
- Ideal family home or rental investment
- Detached garage to rear
- Viewing by appointment



Auction Guide Price £126,000

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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.

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For sale by auction via BTG Eddisons, is this deceptively spacious, three bedroom end of terraced house. The property is close to Bolton School and Queens Park, with good local amenities and transport links. Bolton Town Centre is within walking distance, along with the University. The property would make an ideal family home or perhaps as a rental investment. The accommodation briefly comprises entrance hall, lounge, dining room and a kitchen. Upstairs there are three bedrooms, a bathroom and a separate WC room. Outside, there is a laid to lawn garden to the front, with plant and tree displays. The rear garden is enclosed, with a detached garage. 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 01204381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: UPVC double glazed front door with a matching window aside. Radiator, picture rail, staircase to the landing, two built in under stairs storage cupboards, window side aspect.

Lounge: 13' 5" x 11' 4" (4.09m x 3.45m) UPVC double glazed bay window to the front aspect, stone fireplace, radiator, picture rail.

Dining Room: 12' 10" x 10' 6" (3.91m x 3.20m) UPVC double glazed window to the rear aspect, brick fireplace, stone hearth, radiator, picture rail, serving hatch to the kitchen.

Kitchen: 9' 6" x 6' 5" (2.89m x 1.95m) UPVC double glazed window and door to the rear garden aspect, wall and base units, work surfaces, sink unit with mixer tap, built-in oven, halogen hob, space for a washing machine and a fridge.

Landing: Leaded light stained glass window to the side aspect, access to the loft, doors lead to:

Bedroom One: 12' 10" x 10' 10" (3.91m x 3.30m) UPVC double glazed window to the rear aspect, fitted wardrobes, with a matching dressing table unit, radiator.

Bedroom Two: 11' 8" x 10' 8" (3.55m x 3.25m) UPVC double glazed window to the front aspect, built in double wardrobe, radiator.

Bedroom Three: 6' 7" x 6' 5" (2.01m x 1.95m) UPVC double glazed window to the front aspect, radiator.

Bathroom: 5' 9" x 6' 3" (1.75m x 1.90m) UPVC frosted double glazed window to the rear aspect, white suite comprising, enclosed bath with mixer tap/shower attachment, wash hand basin with mixer tap, radiator, tiling to the walls, inset spotlights to the ceiling.

Separate Wc: UPVC frosted double glazed window to the side aspect, close coupled WC, tiling to the walls.

Outside: To the front there are steps that leads up to a laid to lawn garden with mature tree and plant displays. Enclosed rear garden with a gate giving access to the side elevation. A door gives access to the garage. The garage has a UPVC double glazed window and a metal roller shutter door.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 November 1927

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

Flood Risk: 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.

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 01204381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: 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

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