









Independent Estate Agents Cardwells Est. 1982

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CHILHAM ROAD, WALKDEN, M28 3DP



- No upward chain involved
- Semi detached house
- Ideal 1st time home or investment
- 3 generous bedrooms
- Freshly decorated & new carpet
- Gardens front & rear
- Close to Walkden centre
- Train station close by







£239,950

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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For sale with ‘no upward chain involved’. Situated in the ever popular location of Chilham Road, just off Manchester Road, this traditional three bedroom semi detached house. Walkden shopping centre and the railway station are within walking distance, along with good schools and restaurants. Convenient bus stops can be found on Manchester Road, giving direct access into the City Centre. The property would make an ideal first time home or perhaps as an investment. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises; Entrance hall, lounge and an open plan kitchen dining room with French doors. Upstairs there are three generous sized bedrooms and a family bathroom. Outside there are gardens to the front and rear. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door

Entrance hall: Radiator, enclosed staircase to the landing, coving to the ceiling

Lounge: 15' 1" x 12' 5" (4.59m x 3.78m) uPVC double glazed window front aspect, radiator below, wall mounted electric fire.

Kitchen dining room: 11' 7" x 15' 6" (3.53m x 4.72m) uPVC double glazed French doors and a uPVC double glazed window, fitted wall and base units, matching work surfaces and tiled splashbacks, built in oven, four ring gas burner hob, stainless steel extractor canopy above, stainless steel sink unit with mixer tap, space for a washing machine and a fridge, radiator, built in under stairs storage cupboard, uPVC door, side aspect.

Landing: Access to the loft, coving to the ceiling.

Bedroom 1: 15' 2" x 9' 0" (4.62m x 2.74m) uPVC double glazed window front aspect, ornamental cast-iron fireplace, radiator.

Bedroom 2: 11' 8" x 9' 0" (3.55m x 2.74m) uPVC double glazed window rear aspect, radiator.

Bedroom 3: 10' 0" x 6' 2" (3.05m x 1.88m) uPVC double glazed window front aspect, radiator.

Bathroom: 8' 5" x 6' 1" (2.56m x 1.85m) uPVC frosted double glazed window rear aspect, white suite comprising, enclosed bath with a shower above, close coupled WC, wash basin, tiled floor, tiling to the walls, radiator, extractor fan.

Outside: To the front there is a metal gate opens into the garden with a privet hedge and a pathway. The pathway continues along the side elevation and a wooden gate gives access to the rear. To the rear there is a generous sized garden with a concrete surface patio area and mature tree displays.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is 800 years from 24 July 1935

Council tax: Cardwells estate agents Bolton research indicates the property is band C annual cost of £2306

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

Total area: Cardwells estate agents Bolton research indicates the property is approximately 837 sq ft

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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