

MAYOR STREET, HEATON, BL1 4SJ



- Substantial four bedroom mid terrace
- Reception hallway/bay fronted lounge
- Dining room/professionally fitted kitchen
- Cellar storage/NO UPWARD CHAIN!
- First floor landing/3 bedrooms/bathroom
- Enclosed staircase to bedroom four
- Ideal first purchase/growing families
- Close to places of worship/schools



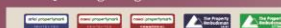
£270,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton offer to the market 163 Mayor Street which is a well proportioned extended mid terrace four bedroom home set within the popular and established residential district of Gilnow which is within walking distance of Bolton. The property is perfect for first time buyers and growing families and comes with the added advantage of NO UPWARD CHAIN! Mayor Street offers a blend of traditional charm, generous internal space and a superb location close to Bolton's key amenities. Close to places of worship with Queens Park is situated across the road. There are fabulous bus routes, amenities and highly regarded local schools including Saint Thomas of Canterbury, Bolton School and Devonshire Road Primary. Internally the property offers flexible living accommodation over four levels and has a total floor area of approximately 184 m². Briefly comprising: Composite entrance door, vestibule, reception hallway, bay fronted lounge with double doors giving access to the dining room, professionally fitted kitchen, useful cellar storage which could be tanked out and offer further living accommodation, first floor landing, three bedrooms, family bathroom, and an enclosed staircase giving access to bedroom four which is built into the loft. 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:

Vestibule: 3' 2" x 3' 0" (0.96m x 0.91m) Composite entrance door into the vestibule with a timber and glass door giving access to:

Hallway: 13' 0" x 3' 0" (3.96m x 0.91m) Wall mounted radiator.

Lounge: 15' 6" x 11' 8" (4.72m x 3.55m) Feature fireplace and surround, uPVC double glazed bay window, wall mounted radiator, double doors giving access to:

Dining Room: 14' 2" x 11' 11" (4.31m x 3.63m) Feature fireplace on surround, Upvc double glazed window, wall mounted radiator.

Kitchen: 16' 2" x 9' 1" (4.92m x 2.77m) Very well appointed professional fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, high gloss base and wall units, full wall tiling, oven, four ring hob with extractor above, space for white goods, cupboard housing Worcester Bosch combination boiler, uPVC double glazed window, composite door giving access to the rear, stairs leading down to:

Cellar: 0' 0" x 0' 0" (0.00m x 0.00m) Split into two areas 13'5 x 14'4 and 13'11 x 14'4 useful storage space, potential to tank out and make into further useable rooms.

Landing: 21' 4" x 5' 5" (6.50m x 1.65m) Enclosed staircase giving access to bedroom four.

Bedroom One: 13' 3" x 14' 0" (4.04m x 4.26m) Professionally fitted wardrobes, two uPVC double glazed windows, wall mounted radiator, built in storage.

Bedroom Two: 12' 6" x 9' 4" (3.81m x 2.84m) Professionally fitted wardrobes, uPVC double glazed window, wall mounted radiator.

Bedroom Three: 6' 4" x 9' 0" (1.93m x 2.74m) uPVC double glaze window, wall mounted radiator.

Bathroom: 5' 8" x 5' 9" (1.73m x 1.75m) Three piece suite comprising jwc, pedestal wash hand basin, bath, full wall tiling, frosted uPVC double glazed window.

Bedroom Four: 16' 6" x 14' 2" (5.03m x 4.31m) Professionally fitted wardrobes, velux window, built in eaves storage, wall mounted radiator.

Outside: There is a small front garden behind a low brick palisade and there is an enclosed yard to the rear.

Plot Size: Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 124m².

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a Leasehold tenure, 840 years from November 1874, ground rent circa £3.00 per annum.

Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton pre market research indicates that the property is not in a conservation area.

Council Tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,600.00 per annum payable to Bolton council.

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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