



**CHEVIOT CLOSE, ASTLEY BRIDGE, BL1 7BW**



- Superbly presented semi detached
- Two double fitted bedrooms
- Stylish fitted kitchen with appliances
- Sizable lounge / diner, UPVCDG
- Modern 3pc shower room suite
- Landscaped easy maintenance rear grdn
- Pretty aspect to the front. EPC: D
- None standard construction



**Offers Over £125,000**

**BOLTON**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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A beautifully presented two bedroom semi-detached property enjoying landscaped, easy maintenance gardens to the rear which are perfect for entertaining for children to play. There is no other property directly opposite this one to the front and it enjoys a lovely aspect over the central green area. Nearby popular high schools and primary schools are within walking distance, Asda and the shops of Astley Bridge are nearby, and the position is superb for getting out and exploring the countryside. This property is of prefabricated / non-standard construction, a method commonly used in certain periods for its speed, durability and practical design. Many Banks and Building Societies are happy with this type of property for lending, in fact our clients have a mortgage with Halifax, mortgage availability can sometimes be more limited than with traditionally built homes. Potential buyers may therefore benefit from seeking advice from an independent financial advisor to help identify the most suitable lender and mortgage product for their circumstances. Please speak to Cardwells Estate Agents Bolton about this and we would be pleased to introduce you to a independent financial advisor who will be able to help. The approximate floor area is around 63 m<sup>2</sup> and briefly comprises: reception hallway, superbly presented lounge/diner, stylish professionally fitted kitchen, first floor landing, two double fitted bedrooms and a stylish shower room. There are excellent gardens to the front and the rear and an externally accessed storage area to the side of the property. The property is superbly presented throughout with UPVC double glazing and even the contemporary furniture can be available via a separate negotiation. There really is a great deal to admire, in the first instance there is a walk-through viewing video available to watch and then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Approximate floor area:** The overall approximate floor area is around 538 ft.<sup>2</sup>/50 m<sup>2</sup>.

**Reception Hallway:** 9' 3" x 5' 7" (2.810m x 1.694m) Quality double glazed entrance door, radiator, spindle staircase off to the first floor, under stairs storage space.

**Lounge / diner:** 16' 0" x 11' 2" (4.883m x 3.411m) 3 UPVC double glazed windows overlooking the smartly presented back garden, quality flooring, stylish decorations, radiator.

**Eat in kitchen:** 10' 5" x 9' 2" (3.170m x 2.798m) A beautifully appointed fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, integrated oven/grill, integrated microwave oven, electric induction hob with extractor fan over, stainless steel sink and drainer with mixer tap over, UPVC windows to the front and side each with fitted blinds, radiator, spotlighting.

**Landing:** 6' 0" x 6' 2" (1.820m x 1.871m) Neutral decorations, ceiling spotlighting, radiator, loft access point via the drop-down ladder.

**Bedroom One:** 16' 1" x 8' 11" (4.891m x 2.720m) Measured at maximum points. Stylish sliding mirrored wardrobes to one wall, 3 UPVC windows to the front, radiator, neutral decorations, quality carpeting, superb storage space over the bulkhead of the stairs.

**Bedroom Two:** 11' 8" x 9' 1" (3.555m x 2.760m) 2 UPVC windows to the rear enjoying the aspect over the back garden, each window has fitted blinds, fitted gloss white wardrobes and storage space to one wall with dressing/study area, radiator, thick carpeting.

**Shower Room:** 6' 7" x 5' 2" (2.014m x 1.581m) A three-piece shower room suite comprising corner shower enclosure with both handheld and overhead shower options, a combination unit with wash hand basin and dual flush WC incorporating storage space, stylish ceramic wall tiling, ceiling spotlighting and extractor, UPVC window with fitted blinds, heated towel rail.

**Front Garden:** Neatly laid to lawn garden, sits behind a low-level hedge which enhances the privacy.

**Plot size:** The overall approximate plot size is around 0.04 of an acre.

**Rear Garden:** Landscape rear garden which enjoys a generous patio area, ideal for entertaining and alfresco dining and a sizable astroturf, easy maintenance lawn, perfect for children to play.

**Tenure:** Cardwells Estate Agents Bolton premarketing research shows that the property is Freehold.

**Energy performance certificate (EPC):** The energy performance certificate rating is D and the certificate is valid until the 11th of August 2033.

**Bolton Council Tax:** The property is located in the borough of Bolton and the Council tax band rating is A with an approximate annual cost of around £1,600.

**Flood Risk Information:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding.

**Conservation Area:** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance at your convenience.

**Thinking of selling or letting a property 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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