



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

WINDOVER STREET, BOLTON, BL3 4EY



- Stylish detached property
- Two bedrooms
- Fitted kitchen with breakfast island
- Stylish lounge
- Three piece bathroom
- Rear yard with roller shutter
- Popular location
- Internal inspection essential



**Offers in the Region Of £190,000**

**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

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: lettings@cardwells.co.uk



This stunning, stylish detached house is located just off Deane Church Lane and is in a popular area with wide ranging amenities, transport links and schooling. The accommodation is very well presented having been the subject of a refurbishment program over the past few years by the current owner and requires internal viewing to fully appreciate the size and standard of accommodation on offer. Currently comprising, entrance hall, lounge, fitted breakfast kitchen, two bedrooms and a stylish bathroom with three-piece suite. Externally the property enjoys a paved yard with roller shutter door. Early viewing as advised which can be arranged by calling our Cardwells Estate Agents Bolton office on (01204) 381281, emailing [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or online [www.cardwells.co.uk](http://www.cardwells.co.uk).

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

**Hall:** 3' 7" x 3' 7" (1.1m x 1.1m) Composite door to the front elevation. Tiled floor. Stairs lead off to the first floor landing

**Lounge:** 13' 5" x 13' 5" (4.1m x 4.1m) Double glazed window to the front elevation. Media style wall with living flame gas fire and wall mounted TV. Contemporary central heating radiator.

**Kitchen:** 11' 2" x 13' 5" (3.4m x 4.1m) Double glazed window to the front and rear elevations. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Central Island to match with breakfast bar and storage. Inset five burner gas hob. Electric double oven. Space for American style fridge freezer. Inset sink and drainer. Plumbed for washing machine. Tiled floor. Under the stairs storage. Double glazed door to the rear elevation. Contemporary radiator.

**First floor landing:** Stairs lead off the hall to the first floor landing. Laminate flooring. Loft access.

**Bedroom 1:** 13' 5" x 13' 5" (4.1m x 4.1m) Double glazed window to the front elevation. Laminate floor. Wall mounted TV point. Radiator.

**Bedroom 2:** 15' 1" x 7' 7" (4.6m x 2.3m) Double glazed window to the front elevation. Radiator. Laminate floor.

**Bathroom:** 7' 10" x 5' 7" (2.4m x 1.7m) Double glazed window to the side elevation. Three piece suite comprising bath with shower and screen over, vanity sink with storage dual flush WC. Vinyl flooring. Contemporary radiator/towel rail. Recessed Spotlight.

**Outside:** The rear of the property has a paved yard area with roller shutter door.

**Viewings:** Please contact Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 1 January 1929

**Council tax:** Cardwells estate agents Bolton research indicate the property is band A £1511 per year

**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.

**Thinking of selling or letting 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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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