



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	B4	
(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			

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WHISTON DRIVE, THE HAULGH, BL2 1PD



- Well presented bungalow
- Two good bedrooms
- Modern shower / wet room
- Gas combi ch & UPVCDG
- Garage & gated driveway parking
- Professionally fitted kitchen
- Sold with no chain delay
- Superb location. Viewing



£230,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A semi detached true bungalow offered for sale with early vacant possession and no further upward chain delay. Situated in the consistently popular area of The Haulgh, there is a beautiful countryside nearby, easy access to the motorway network via Saint Peters Way and is within an easy reach of Bolton town centre and all of its shops, restaurants, recreational facilities and the train station. The accommodation on offer is around 624 ft.² and briefly comprises reception hallway, living room, internal hallway, professionally fitted kitchen, two good bedrooms and a modern shower room suite. Externally there is a garage and part gated driveway providing additional off-road parking and very well maintained gardens to the front and the rear. The property benefits from gas central heating, UPVC double glazing and importantly is sold with no further upward chain delay. As such it is hoped a prompt completion can be arranged once the sale is agreed. There really is a great deal to admire and in the first instance there is a walk-through viewing video available to watch, and then a personal viewing appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area is around six hundred and twenty four square feet / fifty eight square metres.

Entrance Hallway: 6' 1" x 4' 4" (1.858m x 1.309m) UPVC entrance door and windows, radiator, built-in storage space containing the electric meter and fuse box.

Living Room: 17' 9" x 11' 5" (5.401m x 3.483m) Measured at maximum points. UPVC window to the front with fitted blinds and curtains, inset living flame gas fire with marble surround and hearth.

Inner Hallway: 6' 3" x 2' 10" (1.898m x 0.852m) Loft access point, spotlighting.

Kitchen: 9' 9" x 9' 6" (2.981m x 2.907m) A professionally fitted kitchen with an excellent range of matching drawers, base and wall cabinets, single bowl sink and drainer with mixer tap over, oven/grill, gas hob with extractor over, UPVC window overlooking the rear garden, UPVC door off to the rear garden, radiator, ceramic wall tiling.

Bedroom One: 12' 11" x 10' 8" (3.930m x 3.242m) UPVC window overlooking the rear garden, fitted blinds, radiator.

Bedroom Two: 8' 9" x 8' 10" (2.655m x 2.692m) UPVC window to the side with fitted blinds, radiator.

Shower Room: 6' 1" x 5' 6" (1.842m x 1.666m) A modern three piece shower room suite comprising: dual flush WC, wash hand basin and easy access shower area with both handheld and overhead shower options, heated towel rail, spotlighting, UPVC window, fitted blinds.

Plot size: The overall approximate plot size is around 0.07 of an acre.

Outside: The front garden is neatly laid to lawn with pretty flowers and small shrubs to the well tended borders. The rear garden enjoys a shaped lawn area with beautiful shrubs and flowers to the borders, patio space ideal for entertaining, garden shed, outside tap, outside lighting.

Garage: There is a single garage with UPVC windows and up and over vehicle access door. The garage is served by a generous driveway, partly enclosed by double vehicle gates towards the rear of the drive.

Chain details: The property is sold with early vacant possession and no further upward chain delay.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 May 1963

Bolton Council Tax: The property is located in the borough of Bolton and the Council tax band rating is C with an approximate annual cost of around £2,133.

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 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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