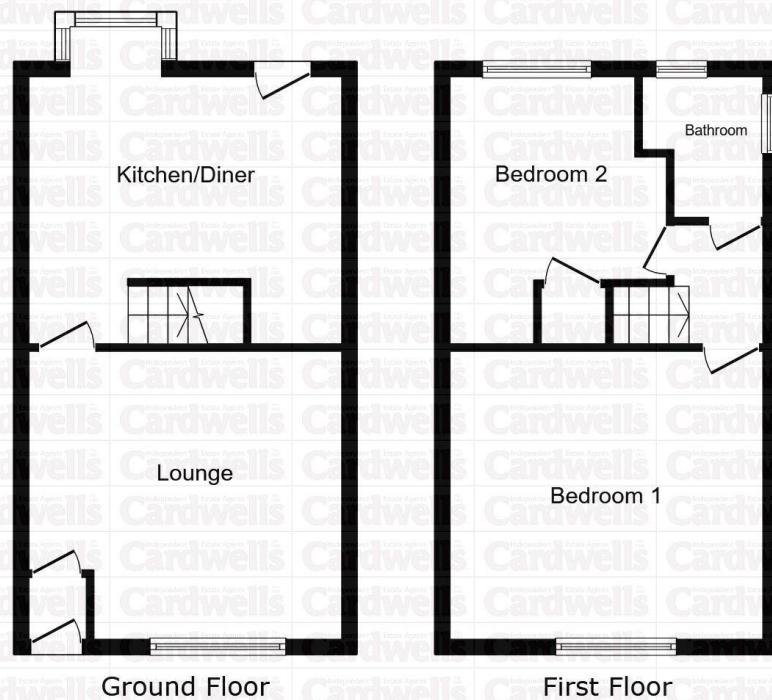




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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PARKDALE ROAD, BOLTON, BL2 2RG



- No upward chain involved
- Traditional mid terraced house
- Popular & convenient location
- Close to Tonge Park
- Good local amenities
- Ideal 1st time purchase
- 2 good sized bedrooms
- Viewing recommended



£149,995

BOLTON
11 Institute St, Bolton, BL1 1PZ
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with 'no upward chain involved', this traditional brick built, mid terraced house, situated in a very popular and convenient location. The property has two good sized bedrooms and is close to Tonge park. There are excellent amenities within easy reach which include, schools shops parks and transport links. The property would make an ideal first time purchase or perhaps as a buy to let investment. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises, Entrance vestibule, lounge and a modern kitchen dining room. Upstairs there are two good sized bedrooms and a bathroom with a white suite. Outside, there is a paved garden to the front and an enclosed rear yard. The property also benefits from double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door

Entrance vestibule:

Lounge: 14' 2" x 13' 3" (4.31m x 4.04m) Double glazed window, front aspect, two radiators, coving and rose to the ceiling.3

Kitchen dining room: 14' 3" x 12' 2" (4.34m x 3.71m) Double glazed window and door, rear garden aspect, range of modern fitted wall and base units with complimentary work top surfaces and tiled splashbacks, built in oven and grill, inset gas burner hob, extractor canopy above, stainless steel sink unit with mixer tap, space and plumbing for a washing machine, tiled floor, radiator, coving to the ceiling, built in under stairs storage cupboard, staircase leading to,

Landing: Radiator, access to the loft.

Bedroom 1: 13' 2" x 14' 6" (4.01m x 4.42m) Double glazed window, front aspect, fitted wardrobes, radiator, picture rail.

Bedroom 2: 12' 1" x 9' 6" (3.68m x 2.89m) Double glazed window rear aspect, radiator below, built in wardrobe with overhead storage cupboards, picture rail.

Bathroom: Opaque double glazed window rear aspect, modern white suite comprising, enclosed bath with a shower above, close coupled WC, wash basin.

Outside: To the front there is a paved garden, with a privet hedge. To the rear there is an enclosed paved rear yard, with a brick built storage building.

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

Tenure: Cardwells estate agents Bolton research indicates the property is freehold

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual cost of £1511

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 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

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

