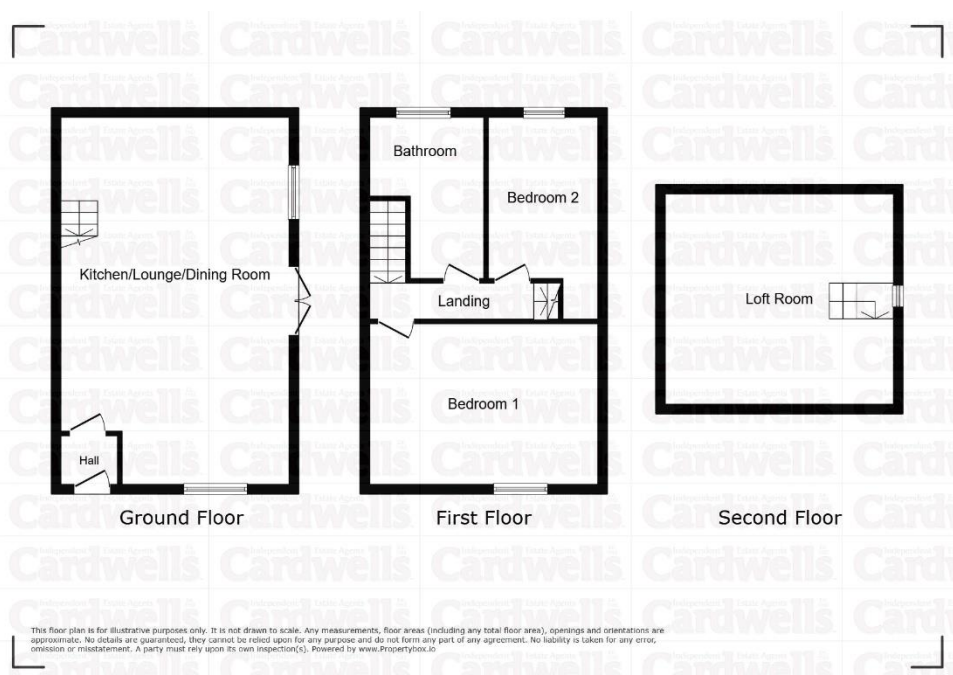
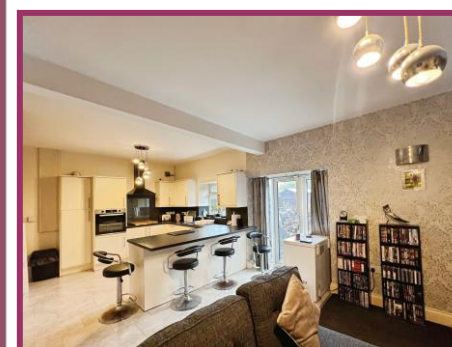




IVY GROVE, KEARSLEY, BL4 8DE



- Very well presented two bed end terrace
- Freehold tenure/large corner plot garden
- Fabulous open plan lounge dining kitchen
- Multi fuel burner/NO ONWARD CHAIN!
- Landing/2 good beds/4 piece bathroom
- Fabulous transport links/amenities
- Pavement fronted/converted loft room
- Excellent first purchase/investment



Offers in the Region Of £160,000

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



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Welcome to 9 Ivy Grove, a very well presented two bedroom Freehold end terrace home situated on a quiet residential street in the heart of Kearsley, available now via Cardwells Estate Agents Bolton with the added advantage of NO ONWARD CHAIN! Offering flexible living accommodation over three levels with approximately 66m². This attractive property is ideal for first time buyers, young families, downsizers, and investors alike. The property benefits from gas central heating, double glazing, enclosed rear yard and a private large corner plot garden. Excellent access to local amenities, reputable schools including Kearsley Academy, Mount St. Josephs and Harper Green with excellent transport links and the M60 motorway network all close by. Upon entering the property, you are welcomed by an entrance vestibule leading into a bright open plan lounge dining kitchen complete with a multi fuel burner. This layout provides ample space for both relaxation and entertaining, with plenty of room for modern furnishings and a warm, inviting atmosphere throughout. The modern fitted kitchen features a range of high gloss base and wall units, a cupboard housing the Worcester Bosch combination boiler, complementary work surfaces, integrated appliances, and generous storage provision. The layout offers practicality for everyday living whilst providing space for dining and family mealtimes. The first floor comprises two well proportioned bedrooms, including a generous principal fitted double bedroom and a comfortable second bedroom suitable for a child's room, guest accommodation, dressing room, or home office. Serving the bedrooms is a stylish family bathroom fitted with a contemporary four piece suite and there is a paddle staircase giving access to a converted loft room. To the outside is pavement fronted with readily available on street parking and to the rear is an enclosed yard and large corner plot garden. A personal inspection comes with our highest recommendations to appreciate all on offer and can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204381281 or via email at bolton@cardwells.co.uk. In the first instance there is a walk through video which we would ask you to watch prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: 3' 10" x 2' 10" (1.17m x 0.86m) Composite entrance door into the vestibule with timber door giving access to:

Open plan lounge dining kitchen: 25' 9" x 13' 6" (7.84m x 4.11m) uPVC double glazed window to the front, built in multi fuel burner, professionally fitted kitchen comprising sink unit with mixer tap over, high gloss base and wall units, contrasting worktops, four ring electric hob with extractor above, integrated oven, fridge, freezer, dishwasher and washing machine, uPVC double glazed window, double doors giving access to the garden, wall mounted radiator.

Landing: 2' 8" x 4' 4" (0.81m x 1.32m) Paddle staircase giving access to the loft room.

Bedroom One: 11' 6" x 13' 8" (3.50m x 4.16m) Professionally fitted wardrobes and vanity unit, uPVC double glazed window, wall mounted radiator.

Bedroom Two: 14' 3" x 7' 10" (4.34m x 2.39m) uPVC double glazed window, wall mounted radiator.

Bathroom: 11' 10" x 8' 2" (3.60m x 2.49m) Four piece suite comprising wc, pedestal wash basin, bath, walk in shower cubicle with electric shower, frosted uPVC double glazed window, wall mounted radiator.

Loft Room: 8' 7" x 13' 4" (2.61m x 4.06m) Eaves storage, uPVC double glazed window, wall mounted radiator.

Outside: On street parking and to the rear is an enclosed yard and large corner plot garden.

Plot Size: Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 66m².

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a Freehold tenure.

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.

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.

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

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

