



Independent Estate Agents
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HATFIELD ROAD, HEATON, BOLTON, BL1 3BL



- Traditional two bedroom terraced
- No upward chain delay
- Recently cosmetically improved
- White glass Fitted kitchen/diner
- Modern gas combi boiler, UPVC DG
- Fully enclosed rear garden
- Consistently popular residential location
- Ideal first home/ landlord's buy to let



£125,000

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
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with early vacant possession and no further upward chain delay is this two bedroom mid terrace property situated in a consistently popular residential location within walking distance of the shops, children's play area, sporting clubs, countryside and superb transport links. The property has recently undergone cosmetic improvements which include: decorations, new carpets and this is in conjunction with the UPVC double glazing and the backseat gas combination central heating boiler. This property may make a perfect home for first time. Buyers are small families and could indeed be of interest to landlords looking to expand their property rental portfolio. The accommodation on offer briefly comprises: vestibule, living room, kitchen/diner, first floor landing, two bedrooms and a white three-piece bathroom suite externally there is an enclosed rear yard designed for all year around use and easy maintenance. There is so much to appreciate, it can only be fully appreciated via a personal viewing appointment, in the first instance there is a walk-through viewing video available to watch and then a viewing 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:

Entrance vestibule 2' 10" x 2' 10" (0.864m x 0.861m)

Living Room 14' 1" x 12' 2" (4.295m x 3.713m) UPVC window to the front, feature tiled fireplace, new carpeting, neutral decorations, radiator, modern metal box RCD fuse box.

Kitchen/Diner 11' 10" x 12' 2" (3.598m x 3.720m) A quality modern white gloss fit fitted kitchen with a matching range of: drawers, basin wall cabinets, radiator, stainless steel sink and drainer with mixer tap over, UPVC window, wall mounted taxi gas combination central heating boiler, rear entrance door, spindle staircase off to the first floor.

First Floor Landing 5' 3" x 5' 4" (1.588m x 1.637m) Carpeted floors, neutral decorations.

Bedroom One 14' 2" x 12' 3" (4.320m x 3.743m) UPVC window to the front, radiator, quality carpeting, neutral decorations, loft access point, built-in wardrobe/storage space.

Bedroom Two 8' 8" x 6' 8" (2.648m x 2.024m) UPVC window to the rear, radiator, neutral decorations, quality carpeting, built in storage space.

Bathroom 6' 3" x 5' 3" (1.913m x 1.605m) A three-piece white bathroom suite comprising: pedestal wash hand basin, WC and bath with electric shower over, UPVC window to the rear, extractor, ceramic wall tiling, radiator, neutral decorations.

Rear Garden The rear garden is fully enclosed and paved for easy maintenance and all year round enjoyment.

Plot Size The overall approximate plot size is around 0.01 of an acre.

Chain Details The property is sold with vacant possession and no further upward chain delay.

Tenure Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold enjoying a term that lasts till 1st July 6895 and we will be advised of the annual ground rent in due course.

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 £1,511

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 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 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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