



GLOSTER STREET, THE HAULGH, BL2 2BH



- Extended mid terraced house
- No upward chain involved
- Recently updated & refreshed
- 2 bedrooms, newly installed
- Close to town centre
- Lounge with brick fireplace
- Excellent local amenities
- Ideal first time home



£134,950

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Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale with 'no upward chain involved', this attractive stone fronted mid terraced house is situated on the outskirts of Bolton town Centre. The location is ideal for commuting throughout the North-West, with excellent transport links. There are good schools shops and parks, or within easy reach. The property has been updated, including a newly fitted kitchen. Accommodation briefly comprises lounge with brick fireplace, kitchen with stairs to first floor, shower room and a rear hallway. Upstairs there are two bedrooms. Outside there are enclosed rear yard and a paved front garden. The property would make an ideal first time purchase or perhaps as a vital investment. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge: 13' 7" x 11' 4" (4.15m x 3.46m) UPVC front door to the lounge with UPVC double glazed window to the front aspect, radiator below, brick fireplace incorporating a gas fire, mounted on a stone tiled hearth, coving to the ceiling.

Kitchen: 13' 5" x 9' 4" (4.09m x 2.84m) UPVC double glazed window to the rear aspect, range of newly fitted wall and base units with matching work top surfaces, built in oven, stainless steel extractor canopy above, gas burner hob, stainless steel sink unit with mixer tap, radiator, staircase to the landing.

Rear Porchway: UPVC door rear to the yard aspect, space for a washing machine.

Shower Room: 6' 1" x 5' 0" (1.86m x 1.53m) UPVC frosted double glazed window to the rear aspect, shower cubicle, close coupled WC, wash hand basin with mixer tap, radiator, part tiling to the walls.

Landing: Access to the loft.

Bedroom One: 13' 7" x 11' 7" (4.15m x 3.52m) UPVC double glazed window to the front aspect, radiator below.

Bedroom Two: 13' 6" x 6' 1" (4.12m x 1.86m) UPVC double glazed window to the rear aspect, radiator, built-in storage cupboard.

Outside: There is a small paved garden to the front. Enclosed paved yard to the rear, with a gates giving access to the rear lane.

Approx Floor Area: The overall approximate floor area is around 59 square metres.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 990 years from 24 August 1872

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows 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

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