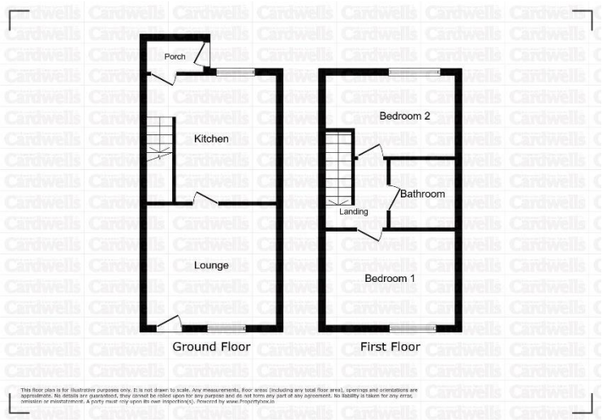













Independent Estate Agents Est. 1982 Cardwells™

www.cardwells.co.uk

# HALLIWELL ROAD, HALLIWELL, BL1 8DB



- Pavement fronted terraced
- Two double bedrooms
- Modern fitted kitchen
- Lounge with focal fireplace
- Modern three-piece shower room
- Popular location
- Well presented accommodation
- Early viewing advised





## Offers Over £130,000


**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**
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk





Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



Independent Estate Agents Est. 1982 Cardwells™

This spacious two bedroom terraced is located at the top end of Halliwell Road having excellent access to schooling, amenities, transport links and countryside, early viewing is strongly advised. The well presented accommodation currently comprises lounge, recently fitted kitchen, rear porch plumbed for washing machine, two double bedrooms and a modern shower room with three-piece suite. Externally the property has a good sized rear courtyard which is shared with neighbouring properties and allows for outdoor space, bin storage and the like. Located in an area consistently popular with first time buyers downsizers and investors alike, early viewing of this lovely home is advised. Which in the first instance can be via our virtual viewing video and then in person by contacting our Cardwells Estate Agents Bolton office on (01204) 381281 or by emailing bolton@cardwells.co.uk or online @cardwells.co.uk.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Lounge:** 12' 10" x 12' 2" (3.9m x 3.7m) Door and double glazed window to the front elevation. Focal fireplace. Storage to alcoves. Radiator.

**Kitchen:** 12' 2" x 12' 10" (3.7m x 3.9m) Door and double glazed window to the rear elevation. Modern range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Four ring ceramic hob with oven under and extractor hood over. Space for fridge freezer. Radiator. Stairs lead off to the first floor landing. Under stairs storage. Tiled splashback.

**Rear porch:** 6' 3" x 3' 3" (1.9m x 1.0m) Door to the side elevation. Tiled floor. Plumbed for washing machine. Radiator.

**First floor landing:** Stairs lead off the kitchen to the first floor landing. Loft access to part boarded roof space.

**Bedroom 1:** 14' 5" x 9' 6" (4.4m x 2.9m) Double glazed window to the front elevation. Radiator.

**Bedroom 2:** 8' 2" x 12' 10" (2.5m x 3.9m) Double glazed window to the rear elevation. Radiator.

**Shower room:** Modern three-piece shower room with walk-in shower, vanity sink unit and close couple WC. Chrome heated towel rail. Part tiled elevations. Gas central heating boiler.

**Outside:** The front is pavement fronted whilst the rear has a good sized paved area shared with neighbouring properties.

**Viewings:** Please call Cardwells estate agents Bolton 01204 381281, bolton@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 in St Pauls 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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.

















Independent Estate Agents Cardwells Est. 1982