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TATTON HOUSE, WESTGATE AVENUE, BOLTON, BL1 4RF



- Fantastic investment opportunity
- Tenant in situ
- 1 Bedroom
- Secure first floor position
- Communal gdns, Communal Car Parking
- Close to Queens Park, shops, Bolton etc
- Quiet cul de sac development
- No chain



£82,500

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to the market with a tenant in situ currently paying £650.00 Pcm. A first floor, one bedroom property, which has been comprehensively refurbished and renovated to offer a wonderful, securely positioned home. Situated in a quiet cul-de-sac development, within well maintained communal gardens, in a building with only six apartments in total, with this and only one other on the 1st floor level. Queens Park and beautiful countryside is within walking distance so is ideal for a morning jog or to explore on a bike. Fantastic restaurants, shops, popular schools (including Bolton School), and excellent transport facilities are all nearby, whilst Bolton Town Centre and the motorway network via the M61 (or St Peter's Way) and the railway network is within easy reach. The property is superbly presented throughout and briefly comprises: entrance vestibule, large open plan, lounge/diner with modern UPVC windows to the front and the rear with walk-in storage space off, the kitchen was brand-new in around September 2023, with stylish matching units and even complete with an integrated microwave. There is a fabulous white, modern three-piece bathroom suite and a generous master bedroom. Externally the property enjoys use of the communal gardens and there are shared car parking facilities within the courtyard. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule 3' 10" x 3' 0" (1.17m x 0.91m) Recently decorated, single glazed window above the entrance door from the first floor landing of the building.

Open Plan Lounge/Diner 21' 9" x 11' 1" (6.62m x 3.38m) Measured at maximum points. Wonderful open plan space flooded with natural lights from the large UPVC window to the front and the UPVC window to the rear, there are two modern electric radiators, the carpet was laid in the summer of 2023 and the decorations were completed at a similar time. There is a sizeable walk-in storage area off the dining section of the room, providing superb storage facilities.

Kitchen 6' 2" x 6' 6" (1.88m x 1.98m) Professionally fitted kitchen is finished in a modern gloss, light grey finish and was installed approximately summer 2023. The kitchen is complete with a fitted oven/grill, electric induction, hob, extractor, freestanding fridge and even an integrated microwave, there is a stainless steel, single bowl sink and drainer, stylish ceramic wall tiling and the UPVC window over the sink enjoys the aspect to the rear.

Inner Hallway 4' 7" x 2' 8" (1.40m x 0.81m) The Inner hallway is carpeted to the same standards as the lounge/diner, the bedroom and excellent built-in storage space.

Bedroom 11' 8" x 10' 10" (3.55m x 3.30m) Large UPVC window to the front, modern electric radiator, neutral decorations, quality carpet, built-in double wardrobe, style storage base with matching doors to those throughout the property.

Bathroom 9' 4" x 4' 8" (2.84m x 1.42m) Stylish and modern white three-piece bathroom suite comprising: pedestal wash handbasin, WC and bath with electric shower over, heated towel rail, UPVC window, extractor fan, stylishly finished and decorated, superb storage space off which contains the washing machine.

Parking There is a communal car parking area in front of the property which this property can use, though it is not an individually allocated parking space.

Communal Gardens The property enjoys use of the communal gardens.

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.

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold 841 years remaining from 2/4/1967

Bolton 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 year to 2023 of £1,306 for the financial year ending in April 2023

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 Queens Park conservation area.

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 Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton 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 Letting Agents Bolton are members of the property ombudsman redress scheme.

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