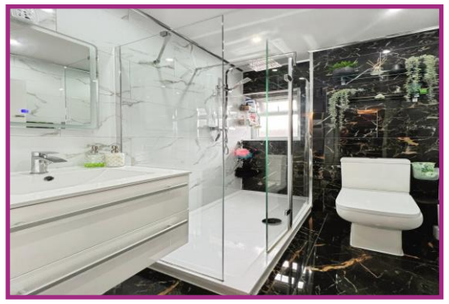

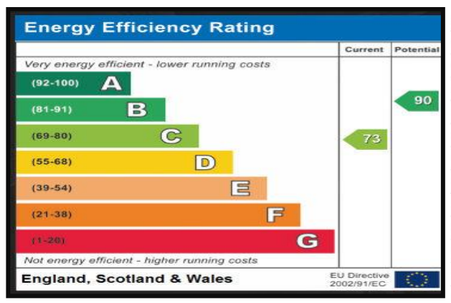

Independent Estate Agents Est. 1982 Cardwells

Independent Estate Agents Est. 1982 Cardwells™

www.cardwells.co.uk

ASH GROVE, HEATON, BL1 4QF

- Beautiful brick mid terrace
- Three good bedrooms
- Stylish 3pc shower room
- Wonderful kitchen/diner
- Easy maintenance gardens
- Vaillant gas combi boiler
- uPVC D.G, composite doors
- Smart tech (Nest, Ring video bell etc)

£170,000

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.

A much improved and superbly presented three bedroom mid terraced family size home in superb condition throughout and hopefully ready to move straight into. Situated within the Heaton district of Bolton the brick built terrace is perfectly placed for easy access to superb everyday amenities including: the Morrisons supermarket, shops, houses of worship, popular restaurants, sporting facilities and excellent transport links. The accommodation extends to around seven hundred and sixty four square feet/seventy one square metres and enjoys accommodation which briefly comprises : living room, superb fitted kitchen/diner with island, bench seating and dining table included, first floor landing with drop-down ladder access to the loft storage space, the master bedroom has fitted wardrobes and work from home/dressing space, two additional good bedrooms and a modern three-piece shower room suite. Externally, there are garden areas to the front and the rear each Design designed with easy maintenance and all year round enjoyment in mind. The property benefits from valent gas combination central heating boiler, uPVC double glazed windows, composite doors, Google home smart devices such as Nest heating controls, ring video door bell, and smart alarm. There really is a great deal to admire and we expect this property to be popular, with first time buyers, landlords, and families. Therefore we encourage you to watch the walk through viewing video as soon as possible and then arrange a personal inspection by calling: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwell.co.uk or visiting: www.cardwells.co.UK

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Living room: 15' 1" x 14' 1" (4.604m x 4.290m) Large uPVC double glazed window, uPVC double glazed window above the composite door with matching double glazed windows, quality flooring, built-in storage space, radiator, stylish lighting.

Kitchen diner: 12' 6" x 14' 0" (3.803m x 4.260m) A beautiful and stylish fitted kitchen complete with a wonderful range of matching: drawers, base and wall cabinets, fitted oven/grill with gas hob and extractor over, stainless steel sink and drainer with mixer tap over, ceramic wall tiling, USB socket to the kitchen work surface area and the dining area, fitted bench seating around the purpose-built dining table which is included in the sale, concealed valent gas combination central heating boiler complete with nest system, 2 uPVC windows overlooking the rear garden and a composite double glazed rear entrance door, tall feature radiator, spindle staircase off to the first floor with built-in spot lighting.

First floor landing: 10' 7" x 4' 9" (3.217m x 1.456m) Built-in loft access point with drop-down ladder, built-in storage space, stylish decorations and wood panel style finish.

Master bedroom: 14' 3" x 10' 1" (4.342m x 3.073m) Beautifully presented master bedroom complete with three double style wardrobes to one wall, corner work from home/study/dressing space, uPVC double glazed window, wood panelling behind the bed area, a contemporary style presentation throughout the room.

Bedroom 2: 8' 11" x 9' 7" (2.727m x 2.924m) Second bedroom with uPVC window, radiator, thick carpeting.

Bedroom 3: 7' 9" x 9' 7" (2.364m x 2.916m) Four steps from the landing lead up to bedroom number three. Natural light from the double glazed Velux window, radiator, built-in storage space, thick carpeting.

Shower room: 6' 10" x 4' 8" (2.073m x 1.423m) A beautiful white three-piece shower room suite comprising: generously sized shower enclosure area with both hand and overhead shower options, dual flush WC and wash hand basin with built under storage space space,, illuminating mirror, stylish ceramic floor and wall tiling, heated towel rail, spot lighting, uPVC window.

The rear garden is designed for easy maintenance and all year round enjoyment and currently offers perfect space for children to play alongside entertaining and barbecuing. There is a very pretty front garden set behind a lowlife or brick wall, again designed with easy maintenance in mind, at the time of writing the flower boxes are in bloom.

Plot size: The overall approximate plot size is around 0.02 of an acre.

Chain details: The property will be offered for sale with an upward chain, at the time of writing the details are yet to be established.

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 leasehold, 990 years from 1 November 1896

Council tax: Cardwells estate agents Bolton research indicates the property is band A £1600 per annum

Total area:

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 not in a 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, 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 Est. 1982 Cardwells