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SOUTH VIEW STREET, BOLTON, BL2 6BS



- 2 bed mid terraced house
- No upward chain involved
- Ideal 1st time purchase
- Good local amenities
- Kitchen breakfast room
- Good sized bedrooms & bathroom
- Yard to rear, secure storage shed
- Viewing recommended



Offers in the Region Of £140,000

BOLTON

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E: bolton@cardwells.co.uk

BURY

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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.

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For sale with 'no upward chain involved', this traditional brick built mid terraced house. Tonge Fold has an array of local shops, schools and transport links all within easy reach. Bolton town centre is also close by. The property would make an ideal first time purchase or as a buy to let investment. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk. The accommodation briefly comprises Entrance vestibule, lounge and a kitchen breakfast room. Upstairs there are two good sized bedrooms and a bathroom. Outside there is a small garden to the front and a yard to the rear with a secure storage shed. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door

Vestibule:

Lounge: 13' 4" x 13' 0" (4.06m x 3.96m) u13PVC double glazed window front aspect, feature limestone fireplace incorporating a living flame gas fire, radiator.

Kitchen breakfast room: 12' 10" x 12' 8" (3.91m x 3.86m) uPVC door and a uPVC double glazed window rear yard aspect, fitted wall and base units with work surfaces and breakfast bar, tiled splashbacks, integrated freezer and fridge, built in oven, four ring gas burner hob, stainless steel sink unit with mixer tap, space for a washing machine and a dishwasher, radiator, staircase to the landing.

Access to the loft, doors lead to

Bedroom 1: 13' 3" x 12' 9" (4.04m x 3.88m) uPVC double glazed window front aspect, radiator.

Bedroom 2: 12' 10" x 8' 2" (3.91m x 2.49m) uPVC double glazed window rear aspect, radiator.

Bathroom: 7' 4" x 4' 3" (2.23m x 1.29m) uPVC frosted double glazed window rear aspect, modern white suite comprising, enclosed bath with a shower above, close coupled WC, wash basin, radiator.

Outside: To the front there is gated paved garden. To the rear there is an enclosed yard with a useful secure storage shed and a gate gives access to the rear lane.

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.

Total area: Cardwells estate agents Bolton research indicates the property has an approximate area of 680 sq ft

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual cost of £1600

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.

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

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