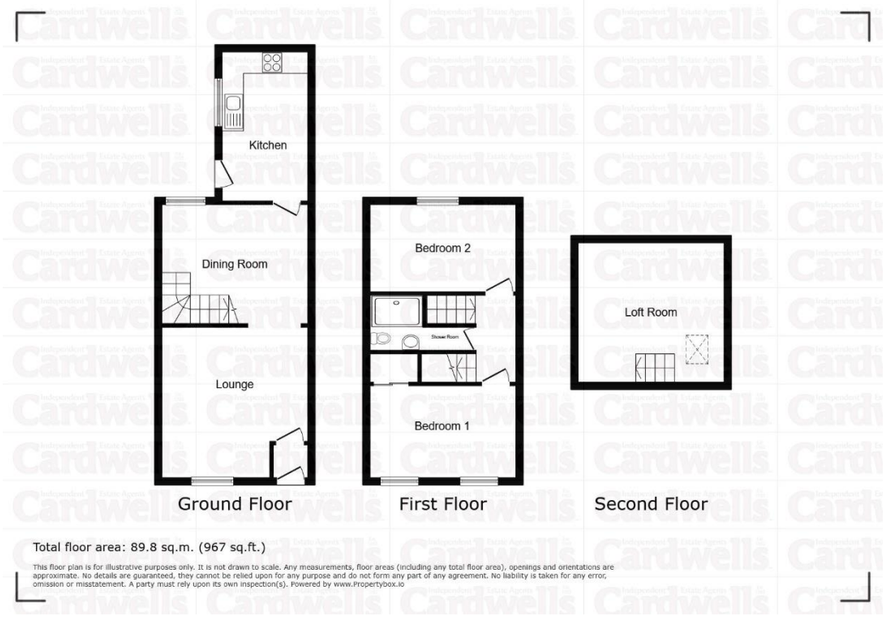










Total floor area: 89.8 sq.m. (967 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Independent Estate Agents Est. 1982 Cardwells™

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ERNEST STREET, HEATON, BL1 4RZ



- Accom over 3 levels, 1,044sqft / 97 sq m
- Ground floor large kitchen extension
- Loft conversion with radiator & window
- Two good reception rooms
- Quality fitted kitchen. White shower rm
- Two double bedrooms to 1st floor
- Staircase accessed loft room
- Dbl glazing, Glow Worm Boiler







£149,000

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
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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 superb brick mid terraced home which has been extended to the ground floor and benefits from a loft conversion which has created a carpeted staircase served loft room on the upper level. This spacious family sized home offers versatile and well presented living space and a variety of extras and furniture can be included in the sale. Located in a consistently popular residential area within walking distance of Bolton town Centre, the University of Bolton, the railway and bus transport links, houses of worship, shops, restaurants and within easy access of superb sporting clubs and facilities.The accommodation is around one thousand and forty four square feet / ninety seven square metres over three levels and briefly comprises: entrance vestibule, living room, dining room, fitted kitchen, first floor landing, two double bedrooms, shower room and the loft room. Externally there is an enclosed easy maintenance patio style garden to the rear. The property benefits from UPVC double glazing, a glow worm gas central heating boiler and in our opinion an early viewing is recommended to avoid disappointment. In the first instance there is a walk-through viewing video available to watch and then 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule: 3' 3" x 3' 0" (1.003m x 0.913m) UPVC bay window above the UPVC double glazed entrance door.

Living Room: 13' 11" x 13' 8" (4.240m x 4.158m) UPVC window to the front, radiator with purpose-built radiator cover, feature fireplace with electric fire, chandelier style light fitting, wood flooring.

Dining Room: 13' 6" x 11' 0" (4.119m x 3.364m) UPVC window to the Renault wood fitted blinds, wall mounted media unit, acoustic boarding to one wall, spindle staircase off to the first floor, radiator, wood laminate flooring.

Kitchen: 13' 9" x 7' 11" (4.200m x 2.417m) Quality professionally fitted kitchen offering a generous range of matching: drawers, base wall and display cabinets, stainless steel single sink and drainer with mixer tap over, oven/grill, gas hob with extractor over, spot lighting, rear entrance door, UPVC window, wall mounted glow worm boiler, ceramic wall tiling.

First floor landing: 8' 10" x 3' 9" (2.695m x 1.148m) Stairs down to the dining room to the loft room.

Master Bedroom: 13' 7" x 8' 6" (4.132m x 2.595m) Situated at the front of the property with two windows each with fitted blinds, the wardrobe is included in the sale and there is building storage space underneath the stair, ceiling light and fan, quality carpeting, radiator.

Bedroom Two: 13' 8" x 8' 0" (4.165m x 2.437m) Situated at the rear of the property as a UPVC double glazed window with fitted blinds, radiator, quality carpeting.

Shower Room: 9' 9" x 5' 5" (2.969m x 1.656m) Measured at maximum point. A modern white three-piece shower room suite comprising: generously sized shower enclosure with both held held and overhead shower options, wash hand base in the built storage space, dual flush WC, heated towel rail, ceramic wall and floor tiling.

Loft Room: 12' 10" x 13' 4" (3.900m x 4.066m) Maximum points. The loft room is served by a fixed carpeted staircase which leads to the room with an approximate central head height of around 2.062 m, and a double glazed roof line window, there is built in eaves storage space, spot lighting, radiator, clustered and decorated walls and ceiling, wood laminate flooring and we understand that the double bed will be included within the sale.

Rear Garden: Fully enclosed and designed for low maintenance, gated access to the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.01 acres.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold. The Leasehold title start 09/7/1890 and ends 12/11/2847. We are awaiting confirmation of the ground rent, our client divides us that the ground rent is not thought to be higher than approximately £5 per annum and is likely closer to £3 per annum.

Council Tax: The property is located in the borough of Bolton and the Council tax band rating A, with an approximate annual cost for the year of £1,600.

Flood Risk Information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Conservation Area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 at your convenience.

Thinking of selling of letting a property 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 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

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

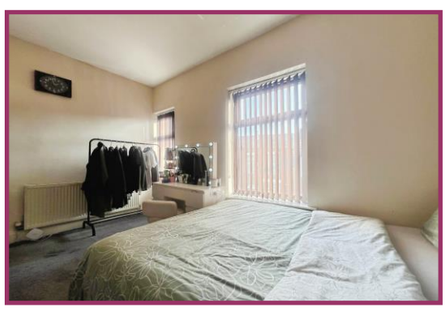












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