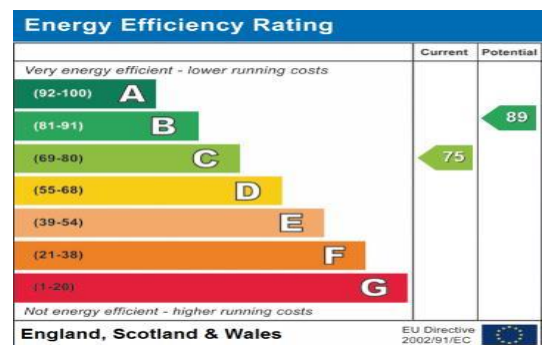
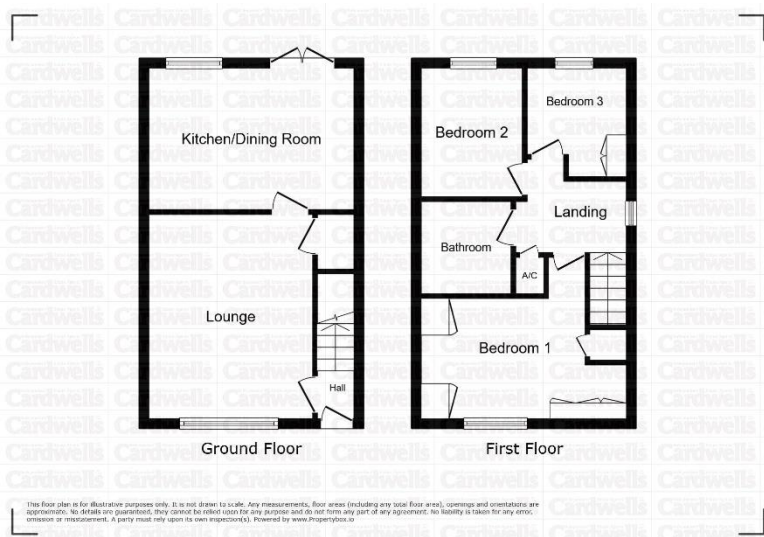
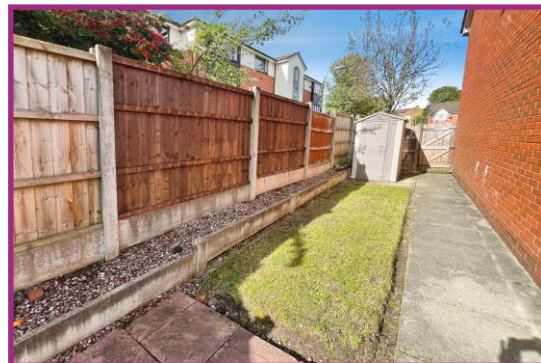




DEAN COURT, BOLTON, BL1 2SA



- No upward chain
- Three-bedroom family home
- Spacious lounge
- Contemporary fitted kitchen
- Modern family bathroom
- Fitted wardrobes to all bedrooms
- Walking distance to town centre
- Close local amenities and schools



Offers in the Region Of £180,000

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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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to the market with the added benefit of no upward chain, this well-presented three-bedroom home provides stylish and practical living accommodation, making it an ideal purchase for first-time buyers, families, and investors alike. The accommodation briefly comprises a welcoming entrance hall, a spacious lounge, separate dining area, and a contemporary fitted kitchen/breakfast room, featuring modern units and ample workspace. The dining area provides the perfect setting for family meals, entertaining guests, or everyday living. To the first floor are three fitted bedrooms, all benefiting from fitted wardrobes. A modern contemporary bathroom completes the first-floor accommodation. Externally, the property enjoys gardens to three sides, ideal for relaxing and entertaining. Conveniently located close to Bolton town centre, local amenities, well-regarded schools, and excellent transport links, this home offers both comfort and convenience. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door.

Entrance hall: Radiator, staircase to the landing.

Lounge: 14' 5" x 11' 8" (4.39m x 3.55m) uPVC double glazed window front aspect, radiator below, built in under stairs storage cupboard.

Kitchen dining room: 14' 9" x 10' 0" (4.49m x 3.05m)

Dining area: uPVC double glazed French doors rear garden aspect, radiator.

Kitchen area: uPVC double glazed window with rear garden aspect, range of modern fitted wall and base units with **granite work surfaces**, breakfast bar, and **granite splashbacks**, stainless steel sink unit with mixer tap, built-in oven, **induction hob** with stainless steel extractor canopy above, space for a washing machine, integrated dishwasher, and space for a fridge.

Landing: uPVC frosted double glazed window side aspect, access to the loft, fitted airing cupboard.

Bedroom 1: 15' 0" x 11' 9" (4.57m x 3.58m) uPVC double glazed window front aspect, fitted wardrobes with overhead storage cupboards and a matching dressing table unit, built in storage cupboard.

Bedroom 2: 9' 1" x 7' 4" (2.77m x 2.23m) uPVC double glazed window rear aspect, radiator below, fitted wardrobes with over overhead storage cupboards, matching drawers and a dressing table unit.

Bedroom 3: 7' 8" x 7' 3" (2.34m x 2.21m) uPVC double glazed window rear aspect, fitted wardrobes with overhead storage cupboards and a matching dressing table unit.

Bathroom: 6' 5" x 6' 4" (1.95m x 1.93m) Contemporary White suite comprising, enclosed bath with mixer tap and a separate shower above, close coupled WC, wash basin with mixer tap inset to a vanity unit, tiling to the walls, chrome plated towel rail, extractor fan, inset spotlights to the ceiling.

Outside: There is a generous sized open plan laid to lawn garden, with a driveway and a paved pathway leading to an open storm porch. There is access via a wooden gate to the side elevation. To the rear there is an enclosed garden which is mostly paved, with a laid to lawn area which continues along the side elevation. A gate gives access to the rear lane.

Viewings: Please contact 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, 800 years (less 10 days) from 26 July 1990

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

Total area: Cardwells estate agents Bolton research indicates the property is approximately 472 sq ft

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

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

