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**LEIGH ROAD, BOLTON, BL5 2JG**



- Very well presented two bed mid terrace
- Vestibule/lounge/dining room/kitchen
- Landing/2 bedrooms
- Warmed by gas C.H
- Off road parking to the rear
- Bathroom
- uPVC double glazing
- Council Tax Band A



**£169,950**

**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



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A very well presented extended two bed mid terrace available now via Cardwells Estate Agents Bolton. Situated on Leigh Road and as such perfectly positioned for Daisy Hill train station, easy access to the motorway network with Westhoughton town centre and it's popular bars and restaurants, local schools and nurseries all within close proximity. Warmed by gas central heating and UPVC double glazed to the majority the property briefly comprises: UPVC entrance door, vestibule, lounge, dining room with pantry and under stairs storage, extended professionally fitted kitchen, landing, two good bedrooms, the master having a large walk in wardrobe and a three piece family bathroom suite. To the outside is a low maintenance front garden and to the rear is a yard with outhouse storage with a gate giving access to off road parking. Viewings come with our highest recommendations and this can easily be arranged by ringing Cardwell Estate Agents Bolton on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

UPVC entrance door into.

**Entrance Vestibule** 3' 8" x 3' 11" (1.12m x 1.19m)

**Lounge** 14' 4" x 15' 11" (4.37m x 4.85m) Feature fireplace and surround with insect electric fire, built in storage cupboards, UPVC double glazed window, wall mounted radiator.

**Dining Room** 10' 5" x 15' 11" (3.17m x 4.85m) Enclosed staircase to the landing, UPVC double glazed window, wall mounted radiator, under stairs storage cupboard.

**Pantry Storage** 7' 1" x 3' 8" (2.16m x 1.12m) Useful built in storage with shelving, timber glazed window.

**Kitchen** 9' 1" x 7' 6" (2.77m x 2.28m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, fitted breakfast bar, worktops, space for white goods, freestanding oven, two upvc double glazed windows, UPVC door giving access to the rear yard.

**Landing** 5' 0" x 8' 0" (1.52m x 2.44m) Fitted carpets.

**Bedroom One** 14' 3" x 11' 11" (4.34m x 3.63m) uPVC double glazed window, wall mounted radiator, cupboard housing the gas combination boiler, timber door giving access to.

**Dressing Room** 14' 2" x 3' 8" (4.31m x 1.12m) Fitted carpets, wall mounted shelving.

**Bedroom Two** 13' 7" x 7' 9" (4.14m x 2.36m) UPVC double glazed window, wall mounted radiator, wall shelving.

**Bathroom** 8' 2" x 7' 9" (2.49m x 2.36m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower and fitted glass screen, frosted UPVC double glazed window, cushion flooring, wall mounted radiator.

**Outside** To the outside is a low maintenance front garden and to the rear is a yard with outhouse storage and a gate giving access to off road parking.

**Council Tax** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately per annum £1,438.96 payable to Bolton council.

**Conservation Area** Cardwells Letting Agents Bolton pre market research indicates that the property is not in a conservation area.

**Tenure** Cardwell Letting Agents Bolton pre market research indicates that the property is of a leasehold tenure.

**Plot Size** Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 968 ft.<sup>2</sup>

**Flood risk information** Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

