

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

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LETTINGS & MANAGEMENT

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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 its 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.

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 inset 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.

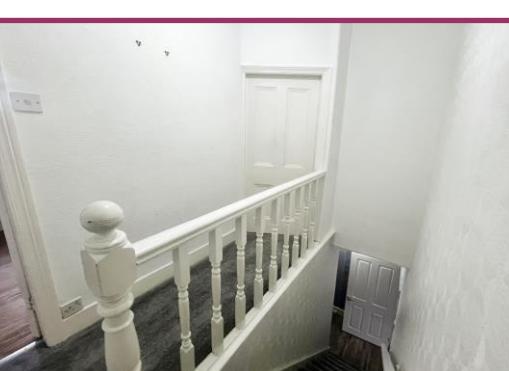
Outside To the outside is a low maintenance front garden and to the rear is a yard with outhouse storage and a gate giving access to off road parking.

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.

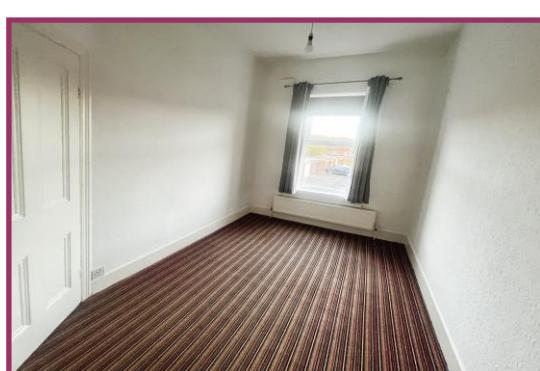
Tenure Cardwell Letting Agents Bolton pre market research indicates that the property is of a leasehold tenure.

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



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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.



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