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**RAINSHAW STREET, ASTLEY BRIDGE, BOLTON
BL1 8QY**



- No upward chain involved
- Extended mid terraced house
- 2 reception rooms
- 2 spacious bedrooms
- Popular & convenient location
- Ideal 1st time home
- Excellent local amenities
- Viewing by appointment



£155,000

BOLTON

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For sale with no upward chain involved, this spacious two bedroom mid terraced house, situated in a very popular and convenient location. The area is well served with excellent local amenities including, schools shops, supermarkets, and transport links. The property would make an ideal first time home and has been extended, with two reception rooms, two spacious bedrooms, kitchen, and a family bathroom. The accommodation briefly comprises Lounge, dining room, extended kitchen, two bedrooms and the bathroom. Outside there is a small garden to the front and a paved yard to the rear. The property also benefits from double glazing and gas central heating. 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

Lounge: 15' 2" x 13' 3" (4.62m x 4.04m) uPVC double glazed bay window front aspect, two radiators, stone fireplace incorporating a living flame gas fire, coving to the ceiling.

Dining room: 15' 1" x 11' 6" (4.59m x 3.50m) Double glazed window rear aspect, radiator below ornamental stone fireplace, built-in under stairs storage cupboard.

Kitchen: 7' 10" x 6' 10" (2.39m x 2.08m) Double glazed window and door rear aspect, fitted wall and base units, work surface, tiling to the walls, stainless steel sink unit, space for a washing machine and a cooker, radiator.

From the dining room, there is a door and a staircase leading to

Landing: Radiator, access to the loft.

Bedroom 1: 13' 0" x 10' 9" (3.96m x 3.27m) uPVC double glazed window front aspect, fitted wardrobes, radiator, coving to the ceiling.

Bedroom 2: 11' 10" x 11' 7" (3.60m x 3.53m) uPVC double glazed window rear aspect, radiator below, fitted wardrobes.

Bathroom: 8' 2" x 5' 7" (2.49m x 1.70m) Frosted double glazed window rear aspect, modern white suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin, tiled floor, tiling to the walls, chrome plated towel rail.

Outside: To the front there is a gate opening onto a paved garden. To the rear there is a paved an enclosed garden, with metal gates, giving access to the rear lane.

Plot Size The property is set in a plot which extends to a round 0.02 Acres of an acre.

Bolton Council Tax Rating The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is A rated which is at an approximate annual cost of £1,600 (at the time of writing).

Tenure Cardwells Estate Agents Bolton pre marketing research shows that the property is leasehold enjoying a term of 999 years from 12th May 1956. We are advised the ground rent is around £3.50 a year. We encourage all interested parties to seek clarification of the Tenure details via their solicitor.

Chain Details We are advised that the property will be sold with early vacant possession, and no further upward chain delay.

Flood Risk Information Cardwells Estate Agents Bolton pre-marketing research indicates that the family home is in a position which is regarded as having a "very low" risk of flooding.

Conservation area Cardwells Estate Agents Bolton research shows the property is not in 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.

Thinking of Selling? 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.

