



Independent Estate Agents
Cardwells

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 errors, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

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www.cardwells.co.uk

WIGAN ROAD, DEANE, BL3 4QH



- Two bed mid terrace/no upward chain
- Vestibule/lounge/dining room
- Professionally fitted kitchen
- Landing with scope to build upwards
- 2 double bedrooms/family bathroom
- Low maintenance garden to the front
- Pleasant open aspect to the rear
- Warmed by gas CH/uPVC double glazed



Offers in Excess of £160,000

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
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
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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.

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Offered to the market with no upward chain and vacant possession is this two bedroom mid terrace on Wigan Road in Deane. In close proximity to the areas highly regarded local nurseries, schools, amenities and transport links via the M60 motorway network. Briefly comprising entrance vestibule, lounge, dining room, fitted kitchen, landing which subject to the appropriate planning permission offers scope to go upwards into the loft, two double bedrooms and a bathroom suite. To the outside is a low maintenance front garden and to the rear is a large rear garden giving access to off road parking if required with a pleasant open aspect over the local allotments. Warmed by gas central heating and UPVC double glazed throughout, a personal inspection comes with our highest recommendations this can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: 3' 10" x 3' 4" (1.17m x 1.02m) uPVC entrance door into the vestibule with a timber and glass door giving access to:

Lounge: 12' 5" x 14' 3" (3.78m x 4.34m) Feature fireplace and surround, uPVC double glazed window, wall mounted radiator.

Dining Room: 14' 4" x 11' 8" (4.37m x 3.55m) Feature fireplace and surround with inset electric fire, uPVC double glazed window, wall mounted radiator.

Kitchen: 8' 7" x 6' 11" (2.61m x 2.11m) Fitted kitchen comprising stainless steel sink unit with mixer tap over, high gloss base and wall units, contrasting worktops, space for white goods, freestanding gas oven, wall mounted radiator, uPVC double glazed window, UPVC door giving access to the rear garden.

Landing: 14' 7" x 5' 2" (4.44m x 1.57m) Loft access point, built in storage cupboard.

Bedroom One: 12' 9" x 14' 4" (3.88m x 4.37m) uPVC double glazed window, wall mounted radiator.

Bedroom Two: 14' 6" x 8' 11" (4.42m x 2.72m) uPVC double glazed window, wall mounted radiator, wall mounted gas combination boiler.

Bathroom: 8' 1" x 7' 3" (2.46m x 2.21m) Three piece comprising WC, wash basin on a vanity unit, walk in shower cubicle, full wall tiling, frosted uPVC double glazed window, wall mounted radiator.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold - 999 years from November 1899 and the annual ground rent is £2.10.

Council Tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of around £1506.00 per annum.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

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.

Thinking of selling or letting: 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

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