

SOMERSET ROAD, BOLTON, BL1 4NF



- Substantial end terrace
- Two reception rooms
- Potential to renovate and improve
- Large kitchen
- Four bedrooms
- Popular location
- Bathroom and separate w.c
- NO ONWARD CHAIN



Offers in Excess of £210,000

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
 E: lettings@cardwells.co.uk

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.



Cardwells are delighted to offer for sale this substantial four-bedroom end-terraced property, positioned on a generous plot within the highly regarded and sought-after area of Heaton, Bolton. Offered with excellent potential for renovation and improvement, this is a fantastic opportunity for buyers looking to create a long-term family home in one of Bolton's most desirable locations. The accommodation currently comprises two reception rooms, a fitted kitchen, four bedrooms and a family bathroom and separate W.C., making it ideal for growing families. Heaton is widely regarded as one of Bolton's most desirable residential areas, known for its leafy surroundings, strong community feel, and mix of character homes. It is located approximately 2 miles northwest of Bolton town centre, providing a balance of suburban living with town centre convenience. The property is ideally positioned close to a range of local amenities, including shops, supermarkets (such as the nearby Morrisons), cafes and everyday services within easy reach. Heaton is particularly popular with families due to its excellent schooling options, including, Devonshire Road Primary School, St Thomas of Canterbury RC School, nearby independent schools including Bolton School (Boys' & Girls' Divisions) all located within close proximity. For commuters, the area is exceptionally well connected: Bolton railway station is approximately 1.5 miles away, offering direct links to Manchester, Preston and beyond. Regular bus routes through Heaton provide easy access across Bolton and surrounding areas. Convenient road links via Chorley New Road and the A666 connect to the wider motorway network. The area also benefits from attractive green spaces, including Queen's Park, along with access to countryside towards Smithills and the West Pennine Moors, ideal for outdoor recreation. Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

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, 995 years from 25 March 1910

Council tax: Cardwells estate agents Bolton research indicates the property is band B, £1866 per annum

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

Agent note We have been appointed to sell this property by a company, Move With Us. The Move With Us policy is to charge people who are purchasing a property a fee £49 plus VAT (a total of £58.80 including VAT) to cover their customer due diligence costs. We have been asked to advise everyone that should their offer be accepted Move With Us will take payment for this via phone and we are told that memorandum of sale documents can not be sent until this fee has been paid to Move With Us. Cardwells Estate Agents are not charging you for this service, and we have no ability to provide refunds.

