

Cardwells Estate Agents Bolton offer to the market this extended two bed mid terrace property with a tenant in situ currently paying £700 per calendar month. Situated on Bury Road in a consistently popular residential location and briefly comprising: Vestibule, lounge, dining room, utility extension, landing, two bedrooms and a family bathroom suite. To the outside is garden fronted and there is an enclosed rear yard giving access to parking on the back street. Viewings are available, seven days a week by Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC Entrance door into.

Vestibule: 3' 5" x 2' 9" (1.04m x 0.84m) Timber door giving access to.

Lounge: 14' 2" x 12' 10" (4.31m x 3.91m) Feature fireplace and surrounded with inset electric fire, uPVC double glazed window, wall mounted radiator.

Dining kitchen: 13' 7" x 12' 10" (4.14m x 3.91m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base and wall units, oven, four ring gas hob with extractor above, space for white goods, complementary tiled splash backs, enclosed staircase to the landing, uPVC double glazed window, wall mounted radiator.

Utility: 5' 7" x 6' 3" (1.70m x 1.90m) Wall mounted gas combination boiler, plumbing for a washing machine, uPVC door giving access to the rear.

Landing: 5' 2" x 7' 1" (1.57m x 2.16m) Loft access point.

Bedroom 1: 11' 6" x 12' 10" (3.50m x 3.91m) uPVC double glazed window, wall mounted radiator, built in wardrobe.

Bedroom 2: 15' 0" x 8' 3" (4.57m x 2.51m) Double glazed window, built in wardrobe, wall mounted radiator.

Family bathroom: 10' 7" x 4' 4" (3.22m x 1.32m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower attachment, full wall tiling, frosted uPVC double glazed window, wall mounted radiator.

Outside: Outside is garden fronted and there is an enclosed rear yard giving access to parking on the back street.

Plot size: Cardwells Estate Agents Bolton research shows the plot size is approximately 71m².

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold - 999 years from May 1906.

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 £1,594.00 per annum.

Flood risk information: 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: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

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

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