



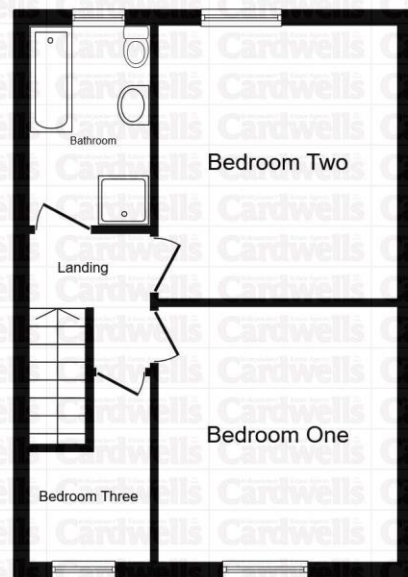
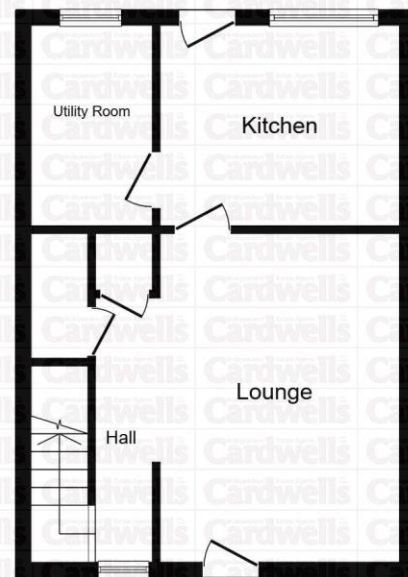
Independent Estate Agents  
**Cardwells** Est. 1982

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**CHORLEY STREET, BOLTON TOWN CENTRE  
 BL1 4AL**



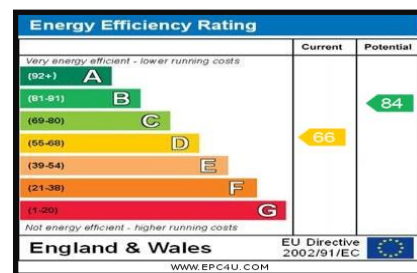
- 3 Bedroom mid terrace
- David Lloyd gymnasium over the road
- Within walking distance of Bolton Town Centre
- Living room with feature fireplace
- Beautiful fitted kitchen
- Four piece bathroom suite
- Ideal first time buy
- Easy maintenance garden



Ground Floor

First Floor

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 error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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**£145,000**

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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.



A stone fronted three bedroom mid terrace property situated in a superb location, within walking distance of Bolton Town Centre, Bolton train station, superb restaurants and just over the road from the David Lloyd gymnasium. The accommodation is around 882 ft.<sup>2</sup>/82 m<sup>2</sup> and briefly comprises: living room with feature fireplace, beautiful fitted kitchen installed approximately 2024, utility room containing the gas combination central heating boiler, first floor landing, three bedrooms and a four piece bathroom suite with separate shower cubicle. The rear garden is fully enclosed and designed for easy maintenance and all the year around use. The property benefits from gas combination central heating and maybe of particular interest too small families, young professionals and first time buyers. A personal viewing appointment is highly recommend recommended and can be arranged by calling: Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Living room:** 16' 9" x 15' 0" (5.093m x 4.566m) Measured at maximum points, quality entrance door, feature fireplace, two double glazed window to the front, stairs off to the first floor, two built-in storage areas, door off to the kitchen

**Kitchen:** 11' 0" x 9' 1" (3.342m x 2.770m) Established modern fitted kitchen which we understand was professionally installed around 2024 providing an excellent range of match matching: drawers, base and wall cabinets, stable style door off to the rear garden.

**Utility room:** 9' 1" x 5' 10" (2.770m x 1.786m) Double glazed window to the rear, wall mounted gas combination central heating boiler.

**First floor landing:** Stairs down to the lower level and the landing provides access to the three bedrooms and the bathroom.

**Bedroom 1:** 12' 7" x 11' 0" (3.834m x 3.358m) Double glazed window to the rear, radiator.

**Bedroom 2:** 11' 9" x 10' 10" (3.582m x 3.314m) Double glazed window to the front, radiator.

**Bedroom 3:** 8' 7" x 5' 7" (2.613m x 1.711m) Measured at maximum points, double glazed window to the front, radiator. This bedroom was created by the current owners from former landing space and may make a superb space for working from home.

**Bathroom:** 9' 3" x 5' 9" (2.813m x 1.744m) A four piece Bathroom suite comprising: shower cubicle, bath, WC and wash hand basin, double glazed window to the rear.

**Rear garden:** The rear garden is fully enclosed and designed with easy maintenance and all year round use in mind.

**Plot size:** The overall approximate plot size is around 0.02 of an acre.

**Energy performance certificate:** The energy performance certificate rating is D and is valid until the 24th of March 2029.

**Tenure:** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold enjoying a term of around 5000 years from the 2 February 1846. We have been advised that the annual ground rent charge is around £4.30 per annum. This property may have the responsibility of collecting the ground rent from from some of the neighbours, though please ask your solicitor to confirm any obligations of this nature.

**Council tax:** Bolton Council Tax. The property is located in the borough of Bolton and the Council tax band rating is A with an approximate annual cost of around £1,600.

**Flood risk information:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding.

**Conservation area:** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 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 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

**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

