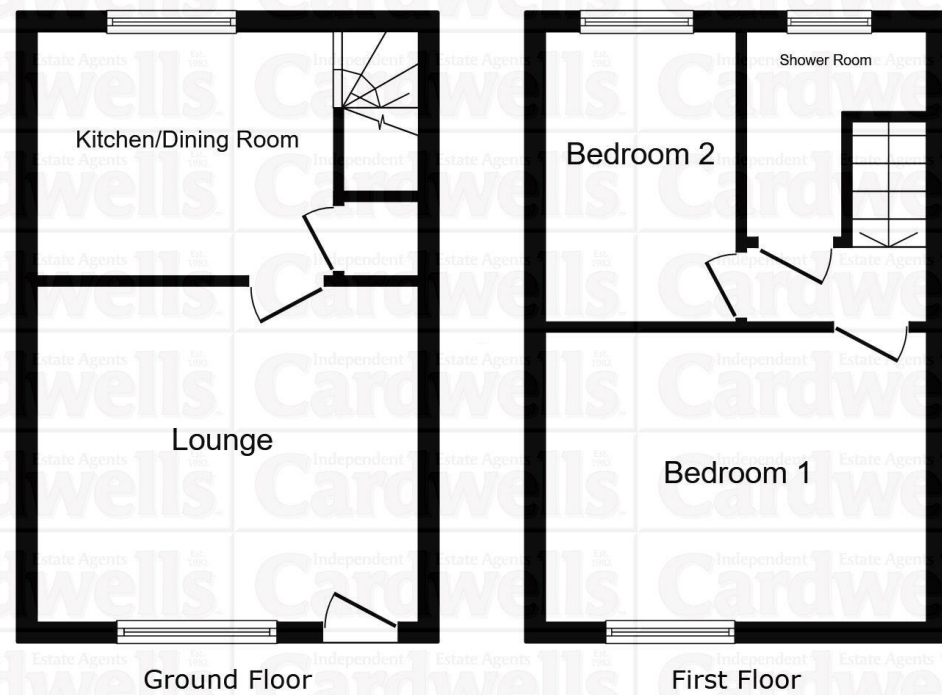


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



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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**GARSIDE GROVE, BOLTON, BL1 6EA**



- 2 bedroom mid terraced
- No upward chain involved
- Very well presented
- Newly fitted kitchen
- Modern shower room
- Ideal first time purchase
- Close to excellent amenities
- Viewing highly recommended



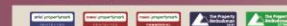
**Offers Over £130,000**

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 11 Institute St, Bolton, BL1 1PZ  
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 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with 'no chain involved' this lovely traditional mid terraced house, which is very well presented. Garside Grove is tucked away just off Church Road, on the border of Halliwell and Smithills. Step inside and you will find a modern interior, which has been freshly decorated including, a newly fitted kitchen and shower room, new carpets and modern central heating boiler. The property would make an ideal first time purchase or perhaps as a 'buy to let' investment. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). The accommodation briefly comprises, Lounge and a kitchen dining room. Upstairs there are two bedrooms and a modern shower room. Outside there is an enclosed yard to the rear. The property also benefits from uPVC double glazing and gas central heating

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

uPVC double glazed front door.

**Lounge:** 13' 3" x 11' 7" (4.04m x 3.53m) uPVC double glazed window front aspect, radiator below, feature wall mounted electric fire, dado rail, door leading to

**Kitchen dining room:** 8' 5" x 13' 4" (2.56m x 4.06m) uPVC double glazed window and a uPVC door, rear yard aspect, newly fitted kitchen with wall and base units, complementary work surfaces, tiled splashbacks, stainless steel sink unit with mixer tap, built in oven, halogen hob, built in under stairs storage cupboard, enclosed staircase to the landing.

**Landing:** Access to the loft, doors lead to

**Bedroom 1:** 13' 6" x 10' 0" (4.11m x 3.05m) uPVC double glazed window front aspect, radiator.

**Bedroom 2:** 10' 0" x 6' 7" (3.05m x 2.01m) uPVC double glazed window rear aspect, radiator below.

**Shower room:** 7' 5" x 5' 0" (2.29m x 1.52m) uPVC frosted double glazed window, rear aspect, contemporary suite comprising, tiled shower cubicle, close coupled WC, wash basin, chrome plated towel rail, part tiling to the walls, extractor fan.

**Outside:** There is an enclosed yard to the rear, with a wooden gate giving access to the rear lane.

**Viewings:** For all viewings please contact Cardwells estate agents Bolton 01204381281 [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Freehold.

**Council tax:** Cardwells estate agents Bolton research indicates the property is band A £1511 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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