



**DEANE CHURCH LANE, DEANE, BL3 4EN**



- Large end terraced property
- Accommodation over four floors
- 3 cellar rooms plus additional storage room
- Lounge, dining room, kitchen and sun room
- Three bedrooms plus loft room
- Low maintenance gardens
- Versatile accommodation
- Close to local amenities and commuter routes



**Offers in the Region Of £220,000**

**BOLTON**

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E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within a consistently popular area with access to many local amenities and places of worship is this large end terraced property with accommodation set over four floors. Locally there is access to many community facilities, shops restaurants and schools. There is also easy access to Bolton town centre with all of its amenities, bus station, train station and St Peter's Way which gives you direct access to Manchester. Internally the property is an extremely good size with an entrance hallway, lounge, dining room, sun room and kitchen to the ground floor, three cellar rooms and an additional storage room to the basement level, three bedrooms, shower room and bathroom to the first floor with stairs leading from the landing to the loft room. Externally there are low maintenance gardens to the front and the rear. Early inspection is recommended as this property is going to be popular. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hall:** Ceiling light point, radiator, coving to the ceiling.

**Dining room:** 11' 1" x 10' 6" (3.37m x 3.20m) Ceiling light point, double glazed bay window to the front, coving to the ceiling, radiator, wooden flooring.

**Lounge:** 15' 7" x 11' 3" (4.76m x 3.43m) Ceiling light point, double glazed window to the side, radiator, open into the sun room.

**Sun room:** 13' 3" x 6' 5" (4.05m x 1.95m) Skylights, radiator, double glazed sliding patio doors leading to the rear yard.

**Kitchen:** 14' 7" x 7' 5" (4.44m x 2.27m) Downlights, double glazed window to the rear, range of fitted wall and base units with granite worktops, integrated one and a half bowl stainless steel sink with mixer tap and drainer, induction hob, double electric oven, space for an under counter fridge and fridge/freezer, tiled floor with splashback to the walls.

**Basement floor:**

**Cellar room 1:** 14' 1" x 11' 10" (4.28m x 3.61m) Ceiling light point, radiator, double glazed window to the front, laminate flooring.

**Cellar room 2:** 15' 8" x 10' 6" (4.77m x 3.20m) Ceiling light point, radiators, laminate flooring.

**Cellar room 3:** 13' 1" x 7' 3" (4m x 2.20m) Ceiling light point, wall mounted boiler, used for storage, door to the rear yard.

**Cellar room 4:** Used for storage.

**First floor landing:**

**Bedroom 1:** 15' 5" x 8' 10" (4.70m x 2.69m) Ceiling light point, radiator, double glazed window to the rear.

**Bedroom 2:** 12' 4" x 7' 1" (3.75m x 2.16m) Ceiling light point, double glazed window to the front, radiator.

**Bedroom 3:** 8' 9" x 6' 11" (2.67m x 2.11m) Ceiling light point, double glazed window to the front, radiator, laminate effect flooring.

**Bathroom:** 7' 7" x 7' 7" (2.31m x 2.30m) Ceiling light point, radiator, double glazed window to the rear, three piece suite incorporating a bath with mixer tap, wc, pedestal sink, tiled floor with splashback to the walls.

**Shower room:** 6' 8" x 4' 2" (2.03m x 1.27m) Downlights, double glazed window to the side, wall in shower cubicle, wall mounted vertical ladder radiator, tiled floor and walls.

**Loft room:** 11' 10" x 8' 2" (3.60m x 2.50m) Ceiling light point, radiator, double glazed skylight to the rear, storage to the eaves.

**Outside:** The front of the property has a low maintenance garden with an enclosed yard to the rear giving access to the cellar rooms.

**Viewings:** Please call Cardwells estate agents Bolton 01204 381281, [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 leasehold 999 years from 1 November 1905, we are advised the ground rent is £2 per annum

**Council tax:** Cardwells estate agents Bolton research indicates the property is band A £1600 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.

**Plot size:** Cardwells estate agents Bolton research indicates the property is in an approximate plot size of 0.03 acre

**Total area:** Cardwells estate agents Bolton research indicates the property is approximately 1894 sq ft.

**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

