

Independent Estate Agents
Cardwells
 www.cardwells.co.uk

PARK ROAD, HEATON, BL1 4RD



- Very well presented two bed semi detached
- Lounge/dining kitchen/landing
- Two double bedrooms/family bathroom suite
- Detached garage to the rear
- Very well maintained lawns to front and rear
- Warm by gas ch/upvc double glazed
- Fabulous location/local schools
- Close to Bolton town Centre



Offers in the Region Of £200,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY

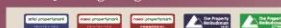
14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Independent Estate Agents
Cardwells
 Est. 1982

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 Estate Agents Bolton offer to the market this very well presented two bed semi detached on Park Road in the popular Heaton area. Heaton is well renowned for it's highly regarded local nurseries, schools, popular bars and restaurants, outdoor pursuits and excellent transport links, with Bolton town centre in close proximity. Warmed by gas central heating and uPVC double glazed throughout, the property briefly comprises: uPVC entrance door, lounge, very well appointed dining kitchen, landing, two double bedrooms and a 3 piece family bathroom suite. To outside is a very well maintained large rear garden and the property comes with the added advantage of a garage to the rear which is accessed by the back street , there is also a well maintained lawn to the front. Viewings come with our highest recommendations and these can easily be arranged by ringing Cardwells Estate Agents Bolton 01204 381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC entrance door into.

Lounge: 13' 2" x 16' 5" (4.01m x 5.00m) uPVC double glazed bay window, wall mounted radiator, staircase to the upper landing.

Dining kitchen: 10' 9" x 16' 5" (3.27m x 5.00m) Very well appointed professionally fitted kitchen comprising one and a half bowl sink unit with mixes tap over, base and wall units, integrated fridge freezer and washing machine, oven, four ring hob with extractor above, complementary brick tiled splash backs, breakfast bar, uPVC double glazed window, wall mounted radiator, uPVC door giving access to the garden.

Landing: 4' 10" x 8' 11" (1.47m x 2.72m) Frosted uPVC double glazed window, loft access point, cupboard housing the gas combination boiler.

Bedroom 1: 12' 0" x 16' 7" (3.65m x 5.05m) uPVC double glazed windows, two wall mounted radiators built in storage cupboard.

Bedroom 2: 10' 9" x 7' 5" (3.27m x 2.26m) uPVC double glazed window, wall mounted radiator.

Bathroom: 5' 6" x 8' 7" (1.68m x 2.61m) Three piece suite comprising WC, wash basin on a vanity unit, bath with T bar mixer shower, full wall tiling, two frosted uPVC double glazed windows, wall mounted heated towel rail.

Outside: To the outside is readily available on street parking to the front and the property comes with the bonus of a garage to the rear accessed via the backstreet, also there is a very well maintained large rear garden and a good size front garden.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is leasehold, 999 years from 14 May 1971

Council tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1763

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.

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

