



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

Independent Estate Agents **Cardwells** Est. 1982

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**WILMOT STREET, HALLIWELL, BL1 3LL**



- No onward chain
- Mid terraced home
- Two good sized bedrooms
- Lounge and kitchen diner
- Three piece bathroom suite
- Enclosed rear yard
- Recently fitted front & rear doors
- Close to local amenities & commuter routes



**£130,000**



Offered for sale with NO ONWARD CHAIN is this well presented mid terraced property located within the ever popular area of Halliwell, just off Adrian Road. The property is ideally located for many local amenities, good schools and commuter routes. Internally the property comprises a lounge and kitchen/diner to the ground floor with two good sized bedrooms and a three piece bathroom to the first floor. Externally the property is garden fronted with a low maintenance flagged rear yard with borders to one side and double gates to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 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:**

**Vestibule:** Door leading into the lounge.

**Lounge:** 14' 0" x 12' 11" (4.26m x 3.93m) Ceiling light point, double glazed window to the front, laminate effect flooring, electric fire and surround, radiator.

**Kitchen diner:** 12' 11" x 8' 2" (3.93m x 2.50m) Ceiling light point, double glazed window to the rear, door to the rear, understairs storage, range of fitted wall and base units with extractor fan, integrated gas hob, electric oven, space for a washing machine, fridge/freezer, wall mounted boiler, tiled floor with splashback to the walls, radiator.

**Landing:** Ceiling light point, laminate flooring.

**Bedroom 1:** 12' 11" x 11' 5" (3.93m x 3.47m) Ceiling light point, radiator, double glazed window to the front, laminate flooring.

**Bedroom 2:** 14' 2" x 6' 2" (4.33m x 1.87m) Ceiling light point, double glazed window to the rear, radiator, laminate flooring, loft access.

**Bathroom:** 8' 0" x 6' 4" (2.45m x 1.93m) Ceiling light point, double glazed window to the rear, radiator, three-piece suite incorporating a WC, pedestal sink, panelled bath with mixer tap and shower above, tiled walls.

**Outside:** The front of the property is garden fronted with a low maintenance flagged rear yard with borders to one side and double gates to the rear.

**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, 5000 years from 12 June 1896

**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 risk flood 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 approximately 0.02 acre.

**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](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 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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