



Independent Estate Agents Cardwells

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GIBRALTAR STREET, DEANE, BL3 5ED



- Well presented 3 bed mid terrace
- Accommodation over three levels
- Lounge/dining room/kitchen/shower room
- Landing/2 bedrooms/family bathroom
- Top floor bedroom three/Velux window
- Close to places of worship/local schools
- Bus and rail networks/bolton town centre
- Ideal family home/flexible accommodation



£220,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton are pleased to offer to the market 91 Gibraltar Street which represents an excellent opportunity to acquire a well located terrace home. Whether you're a first time buyer seeking an affordable step onto the property ladder or a growing family looking for a reliable property, this home offers space, convenience, and long term value. From the moment you step inside, the property reveals a layout designed for modern living. The spacious lounge offers a welcoming retreat. To the rear the dining room offers a versatile space with ample space which leads to the kitchen which is ideal for cooking. This leads to a utility room and ground floor shower room. Upstairs, two bedrooms and a well proportioned bathroom deliver comfort and flexibility. Bedroom three is on the top floor which completes the fabulous internal accommodation. Situated in a well connected part of Bolton, the property places everyday essentials right on your doorstep including houses of worship, local shops, cafes and convenience stores. Close to primary schools, nurseries and community facilities with excellent bus and road links for the commuter. This neighbourhood is known for its friendly community feel, practical amenities, and excellent connectivity. Viewings are welcomed, seven days a week by ringing Cardwells Estate Agents Bolton on 01204 381281, by visiting www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Vestibule: 4' 3" x 3' 2" (1.29m x 0.96m) Timber and glass door into.

Lounge: 14' 2" x 12' 8" (4.31m x 3.86m) Wall mounted gas fire, uPVC double glazed window, wall mounted radiator.

Dining room: 11' 8" x 12' 8" (3.55m x 3.86m) uPVC double glazed window, wall mounted radiator.

Kitchen: 10' 7" x 8' 9" (3.22m x 2.66m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, high gloss base and wall units, oven, four ring gas hob with extractor above, contrasting worktops, Bosch integrated washing machine, space for white goods, uPVC double glazed window, composite door giving access to the rear.

Utility: 2' 10" x 8' 9" (0.86m x 2.66m) Plumbing for a washing machine, wall mounted Worcester Bosch gas combination boiler.

Downstairs shower room: 5' 6" x 7' 3" (1.68m x 2.21m) Three piece suite comprising Wc, pedestal wash basin, walk in shower cubicle, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

First floor landing: Turning staircase to the top floor, wall mounted radiator

Bedroom 1: 11' 6" x 12' 7" (3.50m x 3.83m) uPVC double glazed window, wall mounted radiator.

Bedroom 2: 15' 0" x 6' 11" (4.57m x 2.11m) uPVC double glazed window, wall mounted radiator.

Family bathroom: 5' 4" x 5' 8" (1.62m x 1.73m) Three piece suite comprising Wc, pedestal wash basin, bath with mixer shower, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

Bedroom 3: 19' 5" x 12' 8" (5.91m x 3.86m) Velux window, wall mounted radiator.

Outside: To the outside is readily available on street parking and there is a small enclosed rear yard.

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a leasehold tenure, 3990 years from 12th November 1895 and the annual cost is £20 per annum.

Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton pre market research indicates that the property is not in a conservation area.

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,600.00 per annum payable to Bolton Council.

Total area: Approximate area of 1088 sq ft

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 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 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 or visiting: www.Cardwells.co.uk

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