

Excellent opportunity to purchase Naniwa House a very spacious Victorian detached property with character features. The property is located close to local amenities, schools, Bolton town centre and conveniently placed for commuters with Bolton train station and A666 St Peters Way within easy reach. The property offers 155 square metres of living accommodation. The property would suit a growing family or those looking for a flexible living arrangement, could be 5 beds using one of the reception rooms. The property consists of a porch, spacious hallway leading to two large reception rooms. The high ceilings and large windows typical of Victorian architecture provide an airy and light-filled atmosphere. The ground floor also has a kitchen/diner leading to pantry/utility room and downstairs bathroom. The rear yard accessed from the pantry/utility is minimal maintenance, providing a private outdoor space to unwind. Upstairs the property offers four good sized bedrooms all having large windows as well as a family bathroom. Externally the property has on street parking at the front and parking to the side for several cars.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 5' 1" x 4' 6" (1.55m x 1.37m) Ceiling light point, wooden flooring, door leading into the hallway.

Entrance hall: Ceiling light point, radiator, understairs storage.

Reception room 1(lounge): 16' 5" x 14' 0" (5.00m x 4.27m) Ceiling light, 2 radiators, living flame gas fire and surround, chimney breast, wall lamps, double glazed bay window to the front.

Reception room 2(sitting room): 15' 11" x 13' 5" (4.86m x 4.10m) Ceiling light point, radiator, 2 double glazed windows to the side, living flame gas fire and surround.

Kitchen: 14' 7" x 11' 1" (4.45m x 3.38m) Ceiling light point, double glazed window to the rear, range of fitted wall and base units with extractor fan, integrated five ring gas hob, double electric oven, stainless steel sink with mixer tap and drainer,

Utility room: 9' 0" x 6' 6" (2.75m x 1.97m) Ceiling light point, double glazed window to the side, door to the side, radiator, wall mounted gas boiler, plumbing for a washing machine, space for dryer, space for full size fridge/freezer.

Shower room: 5' 10" x 3' 4" (1.78m x 1.01m) Ceiling light point, double glazed window to the rear, wc, wash hand basin, walk in shower, tiled splashback to the walls.

Landing: Ceiling light point, radiator.

Bedroom 1: 14' 3" x 13' 11" (4.34m x 4.24m) Double bedroom. Ceiling light point, radiator, double glazed window to the front.

Bedroom 2: 13' 1" x 12' 2" (4.00m x 3.72m) Double bedroom. Ceiling light point, radiator, double glazed window to side.

Bedroom 3: 11' 2" x 9' 8" (3.40m x 2.95m) Double bedroom. Ceiling light point, radiator, double glazed window to the rear.

Bedroom 4: 10' 5" x 7' 1" (3.17m x 2.15m) Ceiling light point, radiator, double glazed window to the front.

Bathroom: 10' 6" x 4' 0" (3.21m x 1.23m) Ceiling light point, double glazed window to the rear, three-piece suite incorporating a WC, pedestal sink, panelled bath with electric shower above, radiator, tiled splashback to the walls.

Outside: To the front of the property, there is a low maintenance garden with a pathway leading to the front door and off-road parking also to the front. To the rear of the property, there is a low maintenance garden with double gates providing space for off-road parking with space also for a shed.

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 indicates the property is Leasehold, 999 years from 1 May 1888

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual costs £1763

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.

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