

**VICKERMAN STREET, BOLTON, BL1 3JQ**



- No onward chain
- Well presented throughout
- Three bedrooms
- Lounge and kitchen diner
- Maj covered rear yard, electric roller shutter
- Close to local amenities
- Garden fronted
- Good commuter routes



**£145,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this well presented garden fronted mid terraced property located within the always popular area of Halliwell. The property is located close to many local amenities, good schools, restaurants and places of worship. A short drive away is the wonderful Moss Bank Park and Smithills Farm which is set within some superb countryside. The property is also close to many commuter routes making this an ideal home. Internally the property comprises a lounge and kitchen/diner to the ground floor with three bedrooms and a three piece bathroom to the first floor. Externally to the front, the property has a flagged low maintenance garden. The rear yard is in the majority covered to form a carport with an automatic roller shutter door providing space for parking and for a shed. 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:**

**Vestibule:** Ceiling light point, coving to the ceiling.

**Lounge:** 14' 1" x 13' 11" (4.30m x 4.24m) Ceiling light point with rose, radiator, double glazed window to the front, wall mounted gas fire, coving to the ceiling.

**Kitchen diner:** 13' 11" x 11' 3" (4.24m x 3.44m) Ceiling light point, double glazed window to the rear, double glazed door to the rear, range of fitted wall and base units with integrated one and a half bowl stainless steel sink with mixer tap and drainer, extractor fan, integrated electric hob, electric oven, space for a washing machine and fridge/freezer, stone floor with tiled splashback to the walls, radiator.

**Landing:** Ceiling light point, storage cupboard, loft access, with pull down ladder and boarded.

**Bedroom 1:** 10' 8" x 9' 4" (3.26m x 2.84m) Ceiling light point, radiator, double glazed window to the rear, feature fireplace.

**Bedroom 2:** 11' 7" x 7' 7" (3.54m x 2.31m) Ceiling light point, radiator, double glazed window to the front.

**Bedroom 3:** 11' 8" x 5' 11" (3.56m x 1.81m) Ceiling light point, radiator, double glazed window to the front.

**Bathroom:** 8' 6" x 4' 2" (2.58m x 1.28m) Ceiling light point, double glazed window to the rear, three piece suite incorporating a wc, pedestal sink, panelled bath with shower above, tiled splashback to the walls.

**Outside:** The front of the property is a flagged low maintenance garden. The rear yard is in the majority covered to form a carport with an automatic roller shutter door providing space for parking and for a shed.

**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, 990 years from 1 May 1908

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

**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.

**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](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 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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