



## QUAKERFIELDS, WESTHOUGHTON, BL5 2BJ



- Semi detached house
- 2 bedrooms
- No upward chain involved
- Modern interior, very well presented
- Ideal first time home
- Good local amenities
- Cul de sac location
- Contemporary kitchen & bathroom



**£219,950**

### BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

### BURY

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### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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.For sale with 'no upward chain involved' this lovely modern semi detached house, tucked away in a quiet cul-de-sac. The property is very well presented, with a contemporary interior, making this an ideal starter home. The area is well served with excellent local amenities including shops, schools and transport links. The motorway network is within easy reach, giving access throughout the northwest. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The accommodation briefly comprises Entrance porch, lounge, kitchen and a double glazed conservatory. Upstairs there are two double bedrooms and a bathroom with a contemporary suite. Outside, there are low maintenance gardens to the front and rear, along with a driveway which provides ample off street parking.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch:** UPVC double glazed entrance porch.

**Lounge:** 12' 0" x 18' 6" (3.65m x 5.63m) UPVC double glazed bay window to the front aspect, two radiators, feature media wall incorporating, an electric fire. Built in under stairs storage cupboard.

**Kitchen:** 12' 0" x 8' 0" (3.65m x 2.44m) UPVC double glazed window and door, conservatory aspect, range of modern fitted wall and base units, with complementary work surfaces and tiled splashback, built in oven grill and microwave oven, integrated dishwasher, fridge freezer, washing machine and a tumble dryer, stainless steel sink unit with mixer tap, inset spotlights to the ceiling, four ring gas burner hob, with a stainless steel extractor canopy above.

**Conservatory:** 8' 6" x 9' 5" (2.59m x 2.87m) The conservatory is of brick construction, with the rest being UPVC double glazed, French doors open out onto the garden, radiator.

**Landing:** From the lounge there is an enclosed staircase. The loft is boarded and is accessed via a pull down ladder, built in storage cupboard, coving to the ceiling.

**Bedroom One:** 9' 5" x 12' 0" (2.87m x 3.65m) UPVC double glazed window to the rear aspect, fitted double wardrobe with matching drawers, radiator.

**Bedroom Two:** 8' 0" x 12' 0" (2.44m x 3.65m) UPVC double glazed window to the front aspect, radiator below, fitted wardrobes with overhead storage cupboards and matching drawers, coving to the ceiling.

**Bathroom :** UPVC frosted double glazed window to the side aspect, contemporary white suite comprising, enclosed bath with a mixer tap and a shower above, wash hand basin with mixer tap inset to a vanity unit, close coupled WC, chrome plated towel rail, inset spotlights, extractor fan.

**Outside:** The front garden is mostly paved and a driveway provides off street parking. Gates give access along the side elevation, leading to a detached single garage with an up and over door. There is a low rear maintenance garden, which has an 'Astro turf' style surface, steps lead down to a composite decked patio area.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Freehold.

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

**Flood Risk:** 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.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**Thinking of selling or letting:** 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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