



Independent Estate Agents
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GIBRALTAR STREET, DEANE, BL3 5DY



- 3 bedroom mid terraced
- No upward chain involved
- Sought after location
- Well presented accommodation
- 2 reception rooms, shower room
- Spacious extended kitchen
- Close to excellent amenities
- Town centre within easy access



Offers in the Region Of £199,950

BOLTON

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



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 Est. 1982

For sale with 'no upward chain involved', this well presented traditional mid terraced house, situated in a highly sought-after location. The area is well served with local shops schools and places of worship. Bolton town centre is within walking distance, along with the university and transport links. The property has been extended, creating a family sized home and briefly comprises, lounge, dining room, extended kitchen and a shower room. Upstairs there are three bedrooms. The property would make an ideal first time purchase or perhaps as a family Home. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door.

Lounge: uPVC double glazed window front aspect, radiator below, twin opening doors leading to

Dining room: uPVC double glazed window rear yard aspect, radiator below, built in under stairs storage storage cupboard, staircase to the landing.

Kitchen: uPVC double glazed window and door rear aspect, range of modern fitted wall and base units with complimentary work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, space for a cooker, space for a washing machine and a fridge, radiator.

Shower room: uPVC frosted double glazed window rear aspect, shower cubicle, close coupled WC, wash basin, tiling to the walls, radiator, extractor fan.

Landing: Access to the loft, doors lead to

Bedroom 1: uPVC double glazed window front aspect, radiator below.

Bedroom 2: uPVC double glazed window rear aspect, fitted wardrobes radiator below.

Bedroom 3: uPVC double glazed window rear aspect, radiator below.

Outside: To the front there is a small front garden. To the rear a paved yard and a wooden gate gives access to the rear lane.

Viewings: Please call Cardwells estate agents Bolton 01204381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 3990 years from 25 June 1892

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 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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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