





Independent Estate Agents Est. 1982 Cardwells

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CHESTNUT CLOSE, DEANE, BL3 4DR



- No onward chain
- Bungalow
- Two bedrooms
- Three piece shower room
- Open plan kitchen/living room
- Driveway parking
- Good sized rear garden
- Close to shops and transport links







£140,000

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
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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.

Cardwells Estate Agents Bolton are delighted to offer for sale this well maintained and attractive two bedroom mid terraced bungalow, situated within a popular residential location in Deane and offered for sale with the added benefit of no onward chain. The property provides comfortable and practical accommodation, ideally suited to those looking to downsize, retire or purchase a low maintenance home in a convenient setting. Internally, the accommodation briefly comprises an entrance hall, two well proportioned bedrooms, a modern three piece shower room, and a bright open plan living space incorporating a contemporary kitchen area. The living area benefits from double glazed French doors which open directly onto the rear garden, creating an excellent space for both relaxing and entertaining. Externally, the property continues to impress with a good sized enclosed rear garden offering ample outdoor space to enjoy throughout the year. To the front, there is a low maintenance garden together with driveway parking, providing convenient off road parking. Chestnut Close is well placed for a wide range of local amenities. Everyday shopping facilities, supermarkets and services can be found nearby in Deane and surrounding areas, whilst Bolton town centre is easily accessible. Excellent transport links include easy access to the A676, A579 and M61 motorway network, making commuting throughout Greater Manchester and beyond straightforward. Regular bus services operate locally, and Bolton railway station provides direct services to Manchester, Preston and further afield. The area is also well served by healthcare facilities, leisure amenities and attractive outdoor spaces. Viewing is highly recommended to fully appreciate the accommodation on offer. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit: www.Cardwells.co.uk. A walk-through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Downlights, laminate flooring.

Bedroom 1: 14' 5'' x 6' 10'' (4.40m x 2.08m) Ceiling light point, radiator, double glazed window to the front, laminate flooring.

Bedroom 2: 8' 6'' x 8' 2'' (2.60m x 2.50m) Ceiling light point, loft access, double glazed window to the front, radiator, laminate flooring.

Shower Room: 5' 10'' x 5' 7'' (1.78m x 1.69m) Ceiling light point, extractor fan, three-piece suite incorporating a vanity unit with inset sink, WC, walk in shower cubicle, laminate flooring.

Living/kitchen: 18' 6'' x 10' 10'' (5.65m x 3.29m) Ceiling light points, double glazed window to the rear, double glazed French doors lead to the rear garden, wall mounted vertical radiator, wall mounted boiler, laminate flooring, range of fitted wall and base units with integrated stainless steel sink with mixer tap, extractor fan, space for an electric oven, washing machine, fridge freezer, tiled splashback to the kitchen walls.

Externally: To the front of the property there is a low maintenance garden and driveway parking with a good sized lawned garden to the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Approx Floor Area: The overall approximate floor area is around 45 square metres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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 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

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate ltd









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