

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 Est. 1982

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**BEATRICE ROAD, BOLTON, BL1 3BP**



- Mid terraced property
- Two bedrooms
- Ideal for first time buyers or landlords
- Currently achieving £825 per calendar month
- Lounge and kitchen
- Gas central heating and double glazed
- Block paved enclosed rear yard
- Close to amenities and commuter routes



**Offers in the Region Of £130,000**

**BOLTON**

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

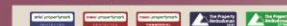
**BURY**

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

**LETTINGS & MANAGEMENT**

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

Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within an always popular area of Bolton is this mid terraced home. The property is located within walking distance of many local amenities, shops, schools and restaurants and is ideal for the commuter with regular bus services on Chorley Old Road. Internally the property comprises a lounge and kitchen to the ground floor with two bedrooms and a bathroom to the first floor. This property would be ideal for first time buyers or buy to let investors with it currently achieving a rent of £825 PCM. Externally the property is garden fronted with an enclosed block paved rear yard with gate accessing the road behind. 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:**

UPVC entrance door into.

**Vestibule** 2' 9" x 3' 2" (0.84m x 0.96m) Laminate flooring, door leading into the lounge.

**Lounge** 16' 4" x 12' 1" (4.99m x 3.69m) Ceiling light point, double glazed window to the front, radiator, laminate flooring.

**Kitchen** 11' 9" x 9' 7" (3.58m x 2.92m) Ceiling light point, door to the rear, double glazed window to the rear, range of fitted wall and base units with extractor fan, integrated gas hob, electric oven, stainless steel sink with mixer tap and drainer, space for a washing machine and fridge/freezer, tiled splashback to the walls.

**Landing** 2' 5" x 6' 11" (0.74m x 2.11m) Ceiling light point, loft access.

**Bedroom One** 14' 2" x 12' 2" (4.33m x 3.70m) Ceiling light point, radiator, double glazed window to the front.

**Bedroom Two** 11' 7" x 4' 11" (3.53m x 1.51m) Ceiling light point, double glazed window to the rear, radiator.

**Bathroom** 8' 6" x 3' 9" (2.60m x 1.15m) extending to 2.04m Ceiling light point, extractor fan, double glazed window to the rear, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap and shower above, tiled splashback to the walls.

**Outside** The front of the property is garden fronted with an enclosed block paved rear yard with gate accessing the road behind.

**Viewings** Viewing is highly recommended via an advanced appointment which can be arranged with Cardwells Letting Agents Bolton on 01204381281 or via email [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

**Tenure** Cardwells Letting Agents Bolton pre market research indicates that the property is of a freehold tenure

**Council Tax** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A

**Plot Size** Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 656 ft.<sup>2</sup>

**Flood Risk Information** Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk area.

**Conservation Area** Cardwells Letting Agents Bolton pre market research indicates that 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](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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