



Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**BROMWICH STREET, THE HAULGH, BL2 1LJ**



- Bay fronted semi detached
- Extended & spacious accommodation
- Popular & convenient location
- 2 reception rooms, kitchen dining room
- Originally 3 bedrooms, conservatory
- Generous sized garden, garage
- Close to Bolton Town Centre
- View by appointment



**£285,000**

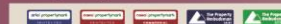
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale this spacious bay fronted semi detached house. The property situated in a popular and convenient location, close to Bolton town public transport links and St. Peters way (A666) giving easy access throughout the Northwest. There are good local amenities including schools, shops and places of worship. The property has been extended, creating a spacious second reception room and a kitchen dining room. The house was built with three bedrooms, and now has two good sized bedrooms, which could be easily changed back. Outside there is a substantial front garden which is mostly laid to lawn with shrub borders. A gated driveway provides ample off-street parking. A lovely rear garden, which is in two main parts. A paved patio and steps lead up to a laid lawn garden area, with a wooden 'Wendy house' raised rockery displays and an external door giving access to the garage. The garage is of brick construction, with an up and over door and benefits from power and light. 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.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule:** UPVC double glazed front door leading to the vestibule with tiled flooring, leaded light stained glass window and a door to the hallway.

**Hallway:** Radiator, two built-in under stairs storage cupboards, dado rail, coving, staircase to the landing.

**Lounge:** 13' 10" x 11' 9" (4.21m x 3.58m) UPVC leaded light double glazed window to the front aspect, feature marble fireplace incorporating an electric fire, with a wooden mantle surround, radiator, coving to the ceiling.

**Family sitting room:** 11' 6" x 19' 0" (3.50m x 5.79m) UPVC leaded light double glazed window to the side aspect, radiator, decorative fireplace, radiator, coving to the ceiling, double glazed sliding door leading to:

**Kitchen dining room:** 7' 10" x 17' 1" (2.39m x 5.20m) UPVC leaded light double glazed window to the rear aspect, fitted wall and base units with complementary work surfaces, tiled splashbacks, built in oven, four ring gas burner hob, concealed extractor hood above, sink unit with mixer tap, integrated dishwasher, tiled floor, radiator, space for a fridge freezer and a washing machine, recess displayed lighting beneath the wall units, coving to the ceiling, archway through to:

**Conservatory:** 10' 0" x 10' 2" (3.05m x 3.10m) Brick construction with the rest being UPVC double glazed with French doors leading out onto the garden, tiled floor, radiator.

**Landing:** UPVC lead light stained glass window to the side aspect, access to the loft.

**Bedroom One:** 12' 1" x 19' 1" (3.68m x 5.81m) Originally two bedrooms and has been converted into one large bedroom. This could easily be changed back into two bedrooms. 2 UPVC double glazed windows to the front aspect, fitted wardrobes with overhead storage cupboards, and a matching dressing table, 2 radiators.

**Bedroom Two:** 11' 9" x 11' 8" (3.58m x 3.55m) UPVC leaded light double glazed window to the rear aspect, feature ornamental fireplace, radiator.

**Bathroom:** 8' 10" x 7' 2" (2.69m x 2.18m) 2 UPVC double glazed windows to the side and rear aspect, enclosed corner bath with a shower above, close coupled WC, wash basin inset to a vanity unit, tiled floor, tiling to the walls, radiator, inset spotlights to the ceiling.

**Outside:** There is a substantial front garden which is mostly laid to lawn with shrub borders. A gated driveway provides ample off-street parking. There is a lovely rear garden, which is in two main parts. A paved patio and steps lead up to a laid lawn garden area, with a wooden 'Wendy house' raised rockery displays and an external door giving access to the garage. The garage is of brick construction, with an up and over door and benefits from power and light.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 990 years from 1 November 1923.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band C annual charges of £2133

**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.

**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](http://www.Cardwells.co.uk)

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