



BEACONSFIELD STREET, BOLTON, BL3 5EB



- Substantial three bed extended mid terrace
- Boasting accommodation over three levels
- Lounge/dining room/extended kitchen
- Ground floor shower room/1st floor landing
- 2 bedrooms/first floor bathroom
- Third attic bedroom with building regs
- Close to places of worship/town centre
- Excellent amenities and transport links



Offers Over £180,000

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

BURY
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton offer to the market this extended three bed mid terrace property boasting accommodation over three levels. In close proximity to Bolton town centre, places of worship with excellent amenities and transport on the doorstep. Briefly comprising: Lounge, dining room, extended professionally fitted kitchen, downstairs shower room, first floors landing giving access to two bedrooms and a family bathroom and another staircase to a third bedroom with building regulations in place. Viewings are readily available by ringing Cardwells Estate Agents Bolton on 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance into.

Reception hallway: 5' 10" x 2' 11" (1.78m x 0.89m)

Lounge: 15' 6" x 13' 2" (4.72m x 4.01m) uPVC double glazed window, wall mounted radiator.

Dining room: 11' 3" x 13' 2" (3.43m x 4.01m) Under stairs storage, uPVC double glazed window, wall mounted radiator.

Kitchen: 15' 5" x 9' 10" (4.70m x 2.99m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, space for white goods, complementary tiled splash backs, integrated oven, fridge freezer, five ring gas hob with extractor above, two skylight windows, uPVC door giving access to the rear yard.

Downstairs shower room: 5' 1" x 9' 10" (1.55m x 2.99m) Three piece suite three comprising Wc, wash basin on a vanity unit, walk in shower cubicle, full wall tiling, wall mounted heated towel rail, frosted uPVC double glazed window.

First floor landing: 12' 6" x 9' 10" (3.81m x 2.99m)

Bedroom 1: 9' 10" x 11' 4" (2.99m x 3.45m) Professionally fitted wardrobes, uPVC double glazed window, wall mounted radiator.

Bedroom 2: 16' 11" x 7' 0" (5.15m x 2.13m) uPVC double glazed window, wall mounted radiator.

Family bathroom: 4' 2" x 5' 10" (1.27m x 1.78m) Three piece suite comprising Wc, wall mounted wash basin, corner bath with mixer shower attachment.

Bedroom 3: 15' 11" x 7' 10" (4.85m x 2.39m) Professionally fitted wardrobes, two Velux windows.

Outside: To the outside is pavement fronted with on street parking and there is a small enclosed rear yard.

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a leasehold tenure, 3,900 years from May 1962 and we are advised that the annual ground rent is circa £2.50 per annum.

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,594.00 per annum payable to Bolton council.

Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton pre market research indicates that the property is not in a conservation area.

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

