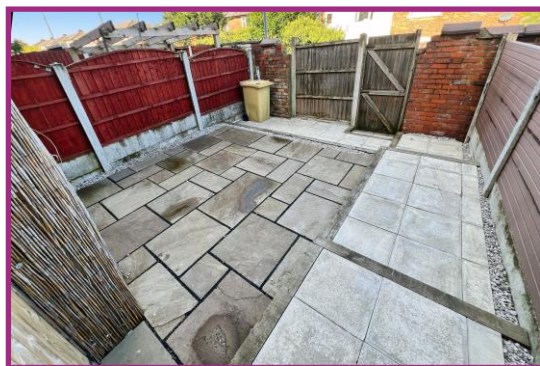




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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ST. HELENS ROAD, DAUBHILL, BL3 3RS



- Attractive bay-fronted period property
- No upward chain involved
- Three bedrooms plus separate office/study
- Two spacious reception rooms
- Useful rear cellar room
- Character features and generous proportions
- Front garden and enclosed rear yard
- Ideal family home



Offers in the Region Of £190,000

BOLTON
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E: bolton@cardwells.co.uk

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14 Market St, Bury, BL9 0AJ
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Incorporating: Wright Dickson & Catlow, WDC Estates



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No upward chain involved This attractive bay-fronted period property offers spacious and versatile accommodation, with no upward chain, combining traditional character with practical family living. Boasting generous room sizes throughout, the property presents an excellent opportunity for families and professionals alike. The ground floor features two well-proportioned reception rooms, providing flexible space for entertaining, dining and relaxation. The bay-fronted lounge enjoys an abundance of natural light, while the second reception room offers further living or dining accommodation. To the first floor are three good-sized bedrooms together with a separate office/study, ideal for home working, a nursery or hobby room. The property also benefits from a useful cellar room to the rear, providing valuable storage space or potential for further use, subject to any necessary consents. Externally, the property enjoys a garden to the front and an enclosed rear yard, offering low-maintenance outdoor space. Conveniently situated on the ever popular St. Helens Road, the property is within easy reach of local amenities, schools, transport links and Bolton town centre. 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:

Hallway: Radiator, coving to the ceiling, staircase to the landing.

Lounge: 14' 5" x 10' 8" (4.39m x 3.25m) Double glazed bay window to the front aspect, radiator below, marble fireplace with an ornate mantle surround incorporating an electric fire, coving to the ceiling, twin opening doors lead to:

Dining Room: 15' 4" x 14' 9" (4.67m x 4.49m) Double glazed window to the rear aspect, radiator below, feature fireplace incorporating a living flame gas fire, radiator, built in under stairs storage cupboard, coving to the ceiling.

Kitchen: 8' 10" x 7' 6" (2.69m x 2.28m) Double glazed window to the rear aspect, single glazed door rear garden aspect, fitted wall and base units with complementary working surfaces and tiled splashbacks, built in oven, four ring gas burner hob, extractor hood above, stainless steel sink unit with mixer tap, space for a washing machine, space for a fridge and a tumble dryer.

Landing: Radiator, fitted storage cupboard, doors lead to:

Bedroom One: 12' 3" x 8' 7" (3.73m x 2.61m) Double glazed window to the rear aspect, radiator below, coving to the ceiling.

Bedroom Two: 10' 6" x 9' 6" (3.20m x 2.89m) Access via the office study room with double glazed window, fitted wardrobes with overhead storage cupboards, coving to the ceiling.

Office Study: 12' 3" x 4' 10" (3.73m x 1.47m) Double glazed window to the front aspect, radiator.

Bedroom Three: 8' 10" x 7' 6" (2.69m x 2.28m) Double glazed window to the rear aspect, radiator, dado rail.

Bathroom: 4' 5" x 9' 4" (1.35m x 2.84m) Modern white suite comprising, enclosed bath with mixer tap/shower attachment above, close coupled WC, wash basin with mixer tap, radiator, part tiling and wooden panelling to the walls, inset spotlights and extractor fan to the ceiling, access to the loft space.

Outside: There is a wall enclosed front garden with plant features and a gravelled area. There is a paved garden and wooden gate gives access to the rear lane. To the rear elevation of the property, a doorway and steps lead down into a useful cellar room.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 May 1897

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

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