

















Independent Estate Agents Cardwells Est. 1982

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SCOWCROFT STREET, BOLTON, BL2 2HD



- Fully refurbished three storey mid mews
- Reception hallway/cloaks wc/kitchen
- Lounge with double doors to the rear
- First floor landing/2 bedrooms/bathroom
- Top floor double bedroom & en suite
- Vacant possession/no upward chain
- Turn key condition throughout
- Excellent transport links/amenities/schools





£220,000

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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.

Boasting accommodation of approximately 104 sq m. Cardwells estate agents Bolton are delighted to offer to the market this fully refurbished three storey mews style property on Scowcroft Street in Tonge Moor. In the catchment area for highly regarded primary and secondary schools including Tonge Moor Primary Academy, Moorgate Primary, Castle Hill Primary and secondary schools including Cannon Slade and Turton with fabulous transport links via the A666 motorway network and local amenities all within close proximity. The property has undergone a full refurbishment during the Spring and Summer of 2026 and it is literally in turn key condition throughout. Briefly comprising: composite entrance door, reception hallway, cloaks w.c, lounge with double door leading out to the rear garden, professionally fitted kitchen, two bedrooms and a family bathroom on the first level and on the top floor there is a double bedroom with an en suite shower room. Warmed by gas central heating and uPVC double glazed throughout. To the outside there is street parking available and there is a large enclosed rear garden complete with patio area. Any viewer is certain to be impressed with all on offer and viewings are readily available seven days a week by ringing Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway 17' 0" x 6' 5" (5.18m x 1.95m) Wall mounted radiator, stairs to the first floor landing.

Guest W.C: 4' 11" x 2' 8" (1.50m x 0.81m) Two piece suite comprising wc, Japanese style sink unit on a vanity unit.

Lounge 15' 2" x 13' 0" (4.62m x 3.96m) Double uPVC doors giving access to the rear garden, two wall mounted radiators.

Kitchen 15' 11" x 7' 10" (4.85m x 2.39m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap, high gloss base and wall units, contrasting roll edge worktops, integrated fridge freezer, dishwasher and washer dryer, oven, four ring hob with extractor above, complementary brick tiled splash backs, uPVC double glazed window, wall mounted radiator.

Landing: 18' 2" x 6' 4" (5.53m x 1.93m) Wall mounted radiator

Bedroom 21' 9" x 12' 10" (6.62m x 3.91m) uPVC double glazed window, wall mounted radiator.

Bedroom 11' 5" x 6' 3" (3.48m x 1.90m) uPVC double glazed window, wall mounted radiator.

Family Bathroom 6' 9" x 6' 2" (2.06m x 1.88m) Well appointed three piece suite comprising wc, wash basin on a vanity unit, bath with T bar mixer shower and fitted glass screen, wall mounted heated towel rail.

Upper Floor Landing 3' 4" x 3' 9" (1.02m x 1.14m)

Master Bedroom 12' 5" x 12' 10" (3.78m x 3.91m) Two Velux windows, wall mounted radiator.

Ensuite 10' 1" x 9' 3" (3.07m x 2.82m) Three piece suite comprising, wc, wash basin on a vanity unit, walk in shower cubicle with T bar mixer shower, frosted uPVC double glazed window, wall mounted heated towel rail.

Garden: To the outside there is readily available on street parking, there is an enclosed rear garden complete with patio area.

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold 999 years from 1st January 2007

Council tax: Cardwells estate agents Bolton research indicates the property is band B approximately £1600 per annum.

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area:: Cardwells estate agents Bolton research indicates 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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

Plot size: Cardwells estate agents Bolton pre market research indicates the plot size is approximately 104 sq m

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party.















