



Independent Estate Agents Cardwells

Est. 1982
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BROMWICH STREET, THE HAULGH, BL2 1JE



- Period semi detached family home
- Approximately 2820 square feet
- Accommodation over 3 floors plus cellar room
- Five bedrooms and additional loft room
- Two bay windowed reception rooms
- Kitchen and utility/wc
- Gardens with driveway and two garages
- Close to amenities and places of worship



Offers in the Region Of £375,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

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E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

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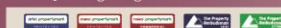
LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

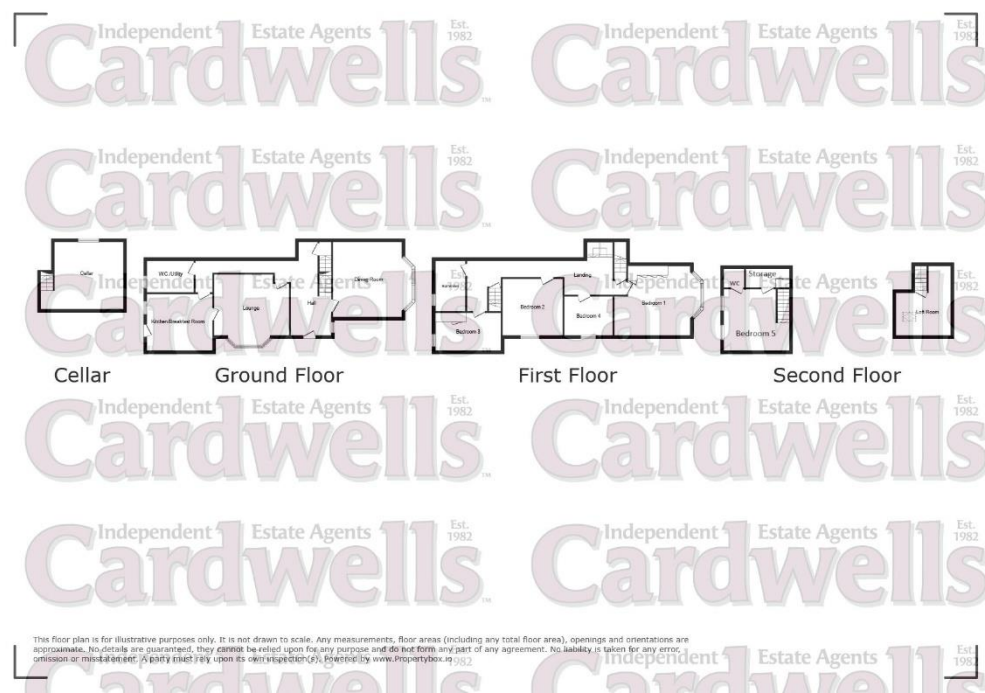
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Incorporating: Wright Dickson & Catlow, WDC Estates



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It is rare for a period property of this size and stature to come to the market! This superb home is packed full of original features, offering an abundance of accommodation throughout and set over approximately 2820 square feet of living space. The property is located close to many local amenities, schools, places of worship and is also well placed for the commuter with St Peters Way being a couple of gear changes away and Bolton train/bus station within a ten minute walk. This wonderful home has accommodation set over three floors with the additional benefit of a cellar room. Internally the property comprises an entrance hallway, lounge, dining room, kitchen and utility/wc to the ground floor with four bedrooms and family bathroom to the first floor. Additional fifth bedroom in the loft, wc and an additional separate loft room, currently used for storage. Externally there is a well manicured lawn surrounded by mature hedges and borders to the front and side. To the rear of the property there is a driveway and two garages providing parking for multiple vehicles. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light points, front door with stain glass leaded feature windows, original coving to the ceiling, dado rail, picture rail, stairs leading to the first floor.

Dining Room: 16' 10" x 15' 5" (5.13m x 4.70m) Original coving to the ceiling, picture rail, dado rail, gas fire and feature marble surround, wooden flooring, radiator, double glazed bay window to the front, ceiling light point with rose.

Lounge: 16' 0" x 13' 6" (4.87m x 4.11m) Ceiling light point, original coving to the ceiling, picture rail, dado rail, double glazed bay window to the side overlooking the garden, radiator, slate feature fire surround, radiator.

Utility/wc: 10' 0" x 6' 9" (3.05m x 2.06m) Single glazed window to the rear, range of fitted wall and base units with space for a washing machine and a dryer, larder freezer, stainless steel sink with mixer tap, wall mounted vertical radiator, wc, ceiling light point.

Kitchen Diner: 14' 0" x 12' 1" (4.26m x 3.68m) Ceiling light point, double glazed window to the rear, double glazed door to the rear, radiator, range of fitted wall and base units with ceramic sink and mixer tap, space for a range oven, tiled splashback to the walls.

Cellar: 14' 9" x 17' 4" (4.49m x 5.28m) Currently used as a workshop with electric points, gas and electric meters, ceiling light point.

Landing: Door with stairs leading to the loft room, ceiling light point.

Bedroom 1: 17' 10" x 14' 10" (5.43m x 4.52m) Ceiling light point, fitted wardrobes, double glazed bay window to the front, radiator.

Bedroom 2: 14' 0" x 12' 1" (4.26m x 3.68m) Double glazed windows to side, feature fireplace, radiator, ceiling light point.

Bedroom 3: 14' 2" x 8' 10" (4.31m x 2.69m) Ceiling light point, radiator, double glazed window to the rear, en-suite WC.

Bedroom 4: 10' 4" x 8' 4" (3.15m x 2.54m) Double glazed window to the side, radiator, currently used as a craft room, ceiling light point.

Family Bathroom: 8' 8" x 6' 11" (2.64m x 2.11m) Double glazed window to the rear, four piece suite incorporating a WC, wash hand basin, panelled bath and a walk-in shower cubicle, ceiling light point.

Bedroom 5: 13' 9" x 13' 4" (4.19m x 4.06m) Single glazed windows to the rear, ceiling light point, fitted wardrobes, en-suite WC.

Loft Room: 11' 8" x 14' 5" (3.55m x 4.39m) Ceiling light point, double glazed skylight, currently used for storage.

Externally: To the front and the side of the property there is a well manicure lawn surrounded by mature hedges and borders. To the rear of the property there is driveway parking and two garages.

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold 954 years from 1 November 1899

Viewings: Please contact Cardwells estate agents Bolton 01204 38121, bolto@cardwells.co.uk, www.cardwells.co.uk

Council tax: Cardwells estate agents Bolton research indicates the property is band C annual cost of £2015

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

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