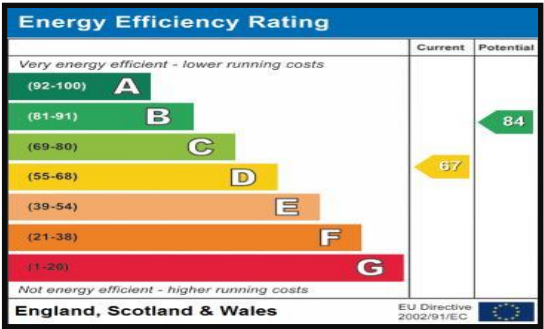




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ST. HELENS ROAD, BOLTON, BL3 3RS



- Well presented 3 bed mid-terrace property
- Offered for sale with no onward chain
- 2 spacious reception rooms
- Newly fitted modern kitchen
- Contemporary family bathroom
- Small garden to the front
- Enclosed rear yard
- Outlook towards Winter Hill



£185,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered For Sale With No Onward Chain An excellent opportunity to purchase this well-presented three-bedroom home, ideally located on the popular St. Helens Road in Bolton. The property has been modernised recently and benefits from two reception rooms, a newly fitted kitchen, and a modern bathroom, the property is perfectly suited to first-time buyers, families and investors alike. The accommodation briefly comprises, an entrance vestibule and a hallway, leading into a spacious lounge and separate dining room, providing flexible living and entertaining space. The recently fitted kitchen offers a stylish range of modern wall and base units. A particular feature of the property is the useful cellar/storage room, which is accessed externally from the rear yard, providing excellent additional storage space. To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom fitted with a modern suite. The property also enjoys attractive views towards local moorland and Winter Hill, creating a pleasant outlook rarely found with properties of this type. Outside, the property enjoys a small garden to the front and an enclosed rear yard, creating low-maintenance outdoor space ideal for relaxing or entertaining. Location & Commuter Links Conveniently positioned, the property is within easy reach of a range of local shops, schools and everyday amenities. Bolton town centre is readily accessible, while excellent transport links, including regular bus routes, nearby train stations and easy access to the M61 motorway network, make this an ideal location for commuters travelling throughout Greater Manchester and beyond.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule, coving to the ceiling, door leading to

Hallway: Radiator, coving to the ceiling.

Lounge: 12' 3" x 10' 0" (3.73m x 3.05m) uPVC double glazed window front aspect, feature fireplace incorporating an electric fire, radiator, coving to the ceiling.

Dining room: 15' 1" x 14' 3" (4.59m x 4.34m) uPVC double glazed French doors, rear garden aspect, feature fireplace incorporating an electric fire, radiator, staircase to the landing.

Kitchen: 8' 1" x 7' 5" (2.46m x 2.26m) uPVC double glazed window rear aspect, modern fitted wall and base units with complementary working surfaces and tiled splashbacks, sink unit with mixer tap, built-in oven, four ring gas burner hob, extractor hood above, space for a washing machine and space for a fridge freezer, integrated microwave oven.

Landing: Doors lead to

Bedroom 1: 14' 6" x 12' 3" (4.42m x 3.73m) uPVC double glazed window front aspect, radiator below.

Bedroom 2: 10' 0" x 7' 6" (3.05m x 2.28m) uPVC double glazed window rear aspect, radiator, fitted storage cupboard, housing the central heating boiler.

Bedroom 3: 10' 1" x 6' 5" (3.07m x 1.95m) uPVC double glazed window rear aspect, radiator, access to the loft

Bathroom: 8' 2" x 6' 0" (2.49m x 1.83m) Modern white suite, comprising, enclosed bath with a shower above, close coupled WC, wash basin, tiling to the floor and tiling to the walls, chrome plated towel rail, inset spotlights.

Outside: To the front there is a wall enclosed garden with a laid to lawn area. To the rear there is a patio area and a pathway leading to a gate giving access to the rear lane with gravelled areas aside. An open doorway leads to a useful cellar/storage room.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 999 years (less 12 days) from 1 May 1897

Council tax: Cardwells estate agents Bolton research indicates the property is band A £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

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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

