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HALTON STREET, BOLTON, BL2 1JT



- Extended mid terraced property
- Spacious lounge
- Dining room open into a modern kitchen
- Two good sized bedrooms
- Four piece bathroom suite
- Convenient access to Bolton town centre
- Recent renewed roof/gutters/electrics & boiler
- Ideal first time buyer or investment property



Offers in the Region Of £125,000

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

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Situated in a highly convenient location close to Bolton town centre, this extended pavement fronted mid terraced property offers spacious and well presented accommodation that has benefited from a range of recent improvements throughout. The property is ideally positioned within easy reach of a variety of local shops and amenities, whilst Bolton town centre, with its extensive retail, leisure and transport facilities, is only a short distance away. Excellent commuter links are available via nearby St Peter's Way (A666), providing convenient access to Manchester, Bury and the wider motorway network. The property is also well served by a selection of local primary and secondary schools, making it an attractive option for a range of buyers. Internally, the accommodation briefly comprises an entrance vestibule leading into a spacious lounge, separate dining room and a recently fitted modern kitchen to the rear. The ground floor further benefits from the installation of a recently fitted Baxi combination boiler. To the first floor are two generous bedrooms together with a four piece family bathroom suite comprising a panelled bath, separate shower cubicle, wash hand basin and WC. The current owners have invested significantly in the property, with recent upgrades including modernisation of the electrical installation, a contemporary fitted kitchen, replacement guttering and the installation of a new roof, providing peace of mind for prospective purchasers. To the rear of the property there is an enclosed block paved rear yard with double gates providing the potential for off road parking. Offering deceptively spacious accommodation, modern improvements and a convenient location close to amenities and transport links, early viewing is strongly recommended.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge: 13' 8" x 13' 5" (4.16m x 4.09m) Ceiling light point with rose, The ceiling, wall lamps double glazed window to the front, radiator, feature fire surround, dado rail.

Dining area: 13' 9" x 11' 8" (4.19m x 3.55m) Ceiling light point, stairs leading to the first floor, radiator, open into the kitchen area.

Kitchen area: 11' 11" x 8' 11" (3.62m x 2.73m) Ceiling light point, wall mounted Baxi boiler, double glaze window to the rear, door to rear, radiator, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, space for a gas cooker, washing machine.

Landing: Ceiling light point, loft access.

Bedroom 1: 13' 9" x 10' 8" (4.19m x 3.26m) Ceiling light point, radiator, double glazed window to the front.

Bedroom 2: 9' 0" x 8' 8" (2.74m x 2.64m) Ceiling light point, double glaze window to the rear, radiator.

Bathroom: 14' 5" x 4' 4" (4.39m x 1.31m) Ceiling light point, double glazed window to rear, radiator, four piece suite incorporating a WC, pedestal sink, panel bath, walking shower cubicle, tiled splashback to the walls.

Outside: The property is pavement fronted with a good sized flagged yard with double gates to the rear giving the potential for off road parking.

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 from 1 May 1877

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

Total area: Cardwells estate agents Bolton research indicates the property is 819 sq ft

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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