



- No upward chain involved
- 2 bedroom mid terraced
- Deceptively spacious
- Sought after location
- 2 reception rooms, extended kitchen
- Modern wet room
- Ideal 1st time home
- Close to excellent amenities



**£169,950**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale with 'no upward chain involved', this extended two bedroom mid terraced house, situated in a very popular and convenient location. The property is deceptively spacious with two good sized reception rooms and two larger than average bedrooms. The property is within close proximity to places of worship, schools, shops, parks and transport links. This would make an ideal first time purchase or perhaps as a family home. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). The accommodation briefly comprises; Entrance hall, lounge, dining room and an extended kitchen. Upstairs there are two good sized bedrooms and a wet room. Outside, there is a well stocked garden to the front and a paved yard to the rear. The property also benefits from uPVC double glazing and gas central heating.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC double glazed front door,

**Entrance hall:**

**Lounge:** 14' 6" x 10' 9" (4.42m x 3.27m) uPVC double glazed window front aspect, feature marble Fireplace, incorporating an electric fire with a wooden mantle surround, sliding glazed doors lead to,

**Dining room:** 15' 4" x 15' 4" (4.67m x 4.67m) uPVC double glazed window rear aspect, marble Fireplace incorporating a living flame gas fire with a wooden mantle surround, radiator, built in under stairs storage cupboard.

**Kitchen:** 13' 10" x 7' 2" (4.21m x 2.18m) 2 uPVC double glazed windows and a uPVC door, rear yard aspect, fitted wall and base units with complimentary work surfaces and tiled splashbacks, stainless steel sink unit, space for a cooker, space for a fridge freezer and a washing machine, radiator, fitted storage cupboard, concealed extractor hood above the cooker.

**Landing:** Access to the loft, doors lead to,

**Bedroom 1:** 14' 3" x 14' 4" (4.34m x 4.37m) uPVC double glazed window front aspect, radiator.

**Bedroom 2:** 11' 5" x 6' 8" (3.48m x 2.03m) uPVC double glazed window, rear aspect, radiator.

**Wet room:** 11' 4" x 6' 9" (3.45m x 2.06m) uPVC frosted double glazed window rear aspect, close coupled WC, wash basin, shower area, fitted airing cupboard, radiator, part tiling to the walls, extract fan.

**Outside:** To the front there is a garden with tree and plant displays. A gate gives access to a paved pathway. To the rear there is an enclosed paved yard and a gate gives access to the rear lane.

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**Tenure:** Cardwells estate agents Bolton research indicates the property is Freehold.

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

**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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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