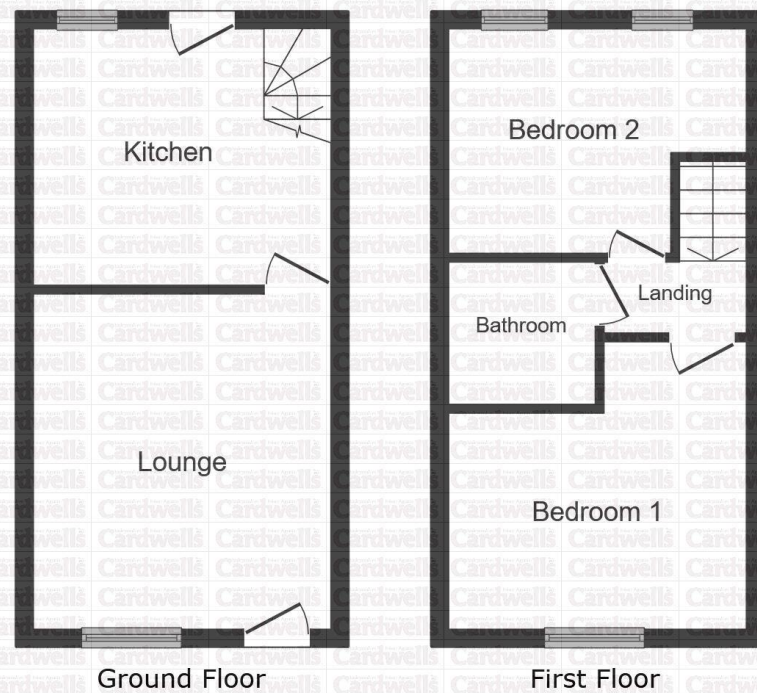




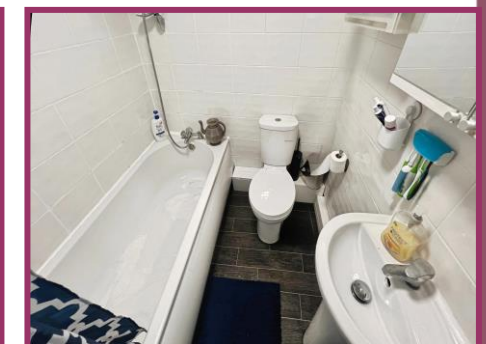
Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

LILLY STREET, HEATON, BL1 3AU



- Traditional 2 bed mid terraced
- No upward chain involved
- Ideal 1st time home
- Potential buy to let investment
- Popular & convenient location
- Close to Town centre
- Easy access to Manchester City
- Good transport links



£130,000

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

Independent Estate Agents
Cardwells Est. 1982

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.



For sale with 'no upward chain involved', this traditional two bedroom, mid terraced house, situated in a very popular location. The property is within walking distance of Bolton town centre with excellent amenities. There are good local schools, including Gaskell community school, shops, parks and transport links. Manchester city centre is within easy access. The property would make an ideal first time home or perhaps as a buy to let investment. The accommodation briefly comprises lounge and a kitchen. Upstairs there are two bedrooms and a bathroom. Outside there is a paved yard to the rear. The property also benefits from UPVC double glazed windows and gas central heating. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge: 12' 10" x 11' 7" (3.90m x 3.54m) UPVC double glazed front door to the lounge with UPVC glazed window to the front aspect, radiator below.

Kitchen: 10' 0" x 11' 8" (3.06m x 3.55m) UPVC double glazed window and a wooden door to the rear yard aspect. Range of fitted wall and base units with complementary work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built in oven, four ring gas burner hob, stainless steel extractor canopy above, space for a washing machine and a fridge freezer, radiator, staircase to the landing.

Landing: Access to the loft.

Bedroom One: 11' 3" x 11' 9" (3.43m x 3.57m) UPVC double glazed window to the front aspect, radiator below.

Bedroom Two: 8' 10" x 11' 8" (2.68m x 3.55m) 2 UPVC double glazed windows to the rear aspect, radiator below

Bathroom: 5' 4" x 5' 9" (1.62m x 1.75m) Enclosed bath with mixer tap/shower attachment, close coupled WC, wash hand basin with mixer tap, tiling to the walls, chrome plated towel rail, extractor fan.

Outside: There is an enclosed paved yard and a gate gives access to the rear lane.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.01 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 5000 years from 21 August 1886

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

Thinking of selling or letting: 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 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 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

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. 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 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

