



- Recently refurbished throughout
- No onward chain
- Two bedroom semi-detached home
- Modern kitchen and bathroom
- Lounge and separate dining room
- Kearsley Train Station within approx half a mile
- Excellent access to the M60 motorway network
- Close to well-regarded local schools



Offers in the Region Of £170,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Recently Refurbished Two Bedroom Semi-Detached Home offered for sale with NO ONWARD CHAIN. A fantastic opportunity to purchase this beautifully refurbished two-bedroom semi-detached property, offering stylish and move-in-ready accommodation ideally suited to first-time buyers, young professionals and small families. The property has been significantly improved throughout and briefly comprises an inviting entrance hallway with new laminate flooring, a spacious and bright lounge, and a separate dining room, both finished with contemporary laminate flooring to create a modern and practical living space. The modern fitted kitchen offers an attractive range of units and work surfaces, providing the perfect setting for everyday family life. To the first floor are two well-proportioned bedrooms, both benefiting from new carpets, together with a stylish modern bathroom suite. The stairs and landing have also been newly carpeted, enhancing the fresh and contemporary feel found throughout the home. Externally, the property enjoys private outdoor space, making it ideal for relaxing and entertaining. Perfectly positioned for both families and commuters, the property enjoys a convenient location close to a range of local amenities, schools and transport links. Kearsley Train Station is within approximately half a mile, providing regular rail services to Manchester, Salford and Bolton, making daily commuting straightforward. The property also offers excellent access to the M60 motorway network, connecting to Manchester city centre, Trafford Park, the M62 and wider North West motorway network. For families, several well regarded schools are located nearby, including Kearsley Academy, St John's Church of England Primary School, St Stephen's CE Primary School and Spindle Point Primary School, all serving the local area and contributing to the property's appeal for growing families. 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

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, radiator, laminate flooring, under stairs storage, stairs leading to the first floor.

Lounge: 19' 2" x 9' 9" (5.85m x 2.97m) Ceiling light points, radiators, dual aspect double glazed windows to the front and the rear, laminate flooring.

Kitchen: 12' 2" x 7' 3" (3.70m x 2.21m) Ceiling light point, double glazed window to the rear, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, extractor fan, gas hob, electric oven, space for a microwave, washing machine, fridge freezer, tiled splashback to the walls.

Dining room: 11' 10" x 6' 6" (3.61m x 1.97m) Ceiling light point, double glazed window to the front, double glazed French doors to the rear, radiator, laminate flooring.

Landing: Ceiling light point, loft access, double glazed window to the side.

Bedroom 1: 14' 4" x 8' 11" (4.36m x 2.72m) Ceiling light point, radiator, double glazed window to the front, storage cupboard with wall mounted Worcester boiler.

Bedroom 2: 10' 7" x 10' 3" (3.23m x 3.13m) Ceiling light point, radiator, double glazed window overlooking the rear garden.

Bathroom: 6' 4" x 5' 5" (1.93m x 1.64m) Ceiling ceiling light point, extractor fan, double glazed window to the rear, wall mounted vertical ladder radiator, three-piece suite incorporating a WC, pedestal sink, panel bath with mixer tap, tiled splashback to the walls.

Outside: To the front of the property there is a communal lawned area with gate leading into the front lawned garden with mature borders surrounding. The rear of the property has a lawned garden and a good sized flagged patio area.

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

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

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 754 sq ft

Plot size: Cardwells estate agents Bolton research indicates the property is 0.04 acre

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

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

