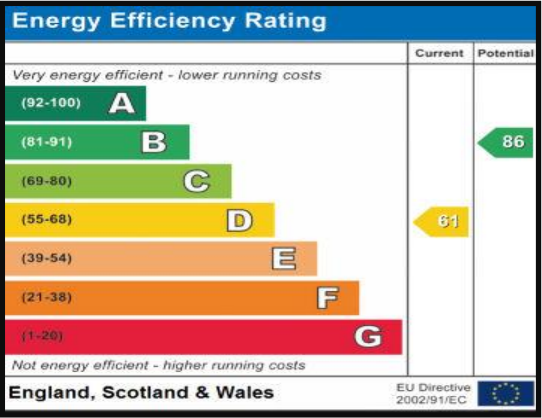




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BANK TOP VIEW, KEARSLEY, BL4 8DT



- Stunning views
- Three good size bedrooms
- Two large reception rooms
- Driveway parking and EV charger
- Beautiful garden with two patio areas
- Gas C.H and uPVC double glazing
- Three piece bathroom
- Close to local amenities and commuter routes



Offers Over £209,950

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 E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Located within the ever popular area of Kearsley is this fantastic three bedroom terraced property, dating from 1870, with stunning views. Bank Top View is deceptively spacious and simply must be viewed to fully appreciate the accommodation on offer. The property is located close to local amenities and commuter routes with Kearsley train station being a short walk away along with St Peter's Way and the M62 motorway link being a short drive. Internally the property is a wonderful size and the accommodation comprises an entrance hallway, lounge, dining room and kitchen to the ground floor with three good sized bedrooms and a three piece family bathroom to the first floor. Externally the access to the property is from the rear where there's a block paved driveway with EV charger. The front of the home is the garden area and is a superb size with two patio areas and a lawned garden with mature well stocked borders to the sides. For further information and to arrange a viewing in this beautiful home call Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Door leading to the entrance hallway.

Entrance hall: Ceiling light point, coving to the ceiling, radiator, laminate effect flooring.

Lounge: 12' 11" x 11' 10" (3.94m x 3.60m) Ceiling light point, double glazed bay window to the front, radiator, laminate effect flooring.

Dining room: 14' 2" x 13' 1" (4.33m x 3.98m) Ceiling light point, radiator, double glazed window to the rear, laminate effect flooring.

Kitchen: 18' 2" x 6' 11" (5.54m x 2.11m) Ceiling light points, range off fitted wall and base units with complimentary worktops, integrated sink with mixer tap and drainer, extractor fan, induction hob, electric oven, space for a washing machine, dryer, fridge/freezer, tiled splashback to the walls, wall mounted boiler, radiator, under stairs storage giving access to a cellar room.

Landing: Ceiling light point, loft access with pull down ladder and a light.

Bedroom 1: 14' 4" x 10' 10" (4.38m x 3.31m) Ceiling light point, radiator, double glazed window to the rear, fitted wardrobes.

Bedroom 2: 12' 11" x 8' 10" (3.94m x 2.70m) Ceiling light point, double glazed window with views to the front, radiator.

Bedroom 3: 9' 5" x 7' 1" (2.87m x 2.17m) Ceiling light point, double glazed window with views to the front, radiator.

Bathroom: 9' 7" x 7' 3" (2.92m x 2.20m) Ceiling light point, double glazed window to the side, three piece suite incorporating a wc, pedestal sink, panelled bath with shower above, wall mounted vertical ladder radiator.

Outside: Access to the property is from the rear where there's a block paved driveway with EV charger. The front of the home is the garden area and is a superb size with two patio areas and a lawned garden with mature well stocked borders to the side.

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, 998 years from 1 August 1870

Council tax: Cardwells estate agents Bolton research indicates the property is band B 1866 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.

Plot size: Cardwells estate agents Bolton research indicates the property is in an approximate plot size of 0.04 acres.

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 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

