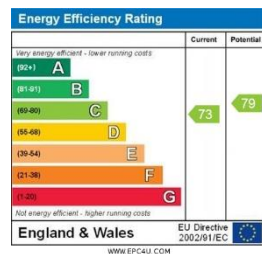


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co



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HOLDEN LEA, WESTHOUGHTON, BL5 3PA



- Three bedroom terrace
- Modern fitted kitchen/diner
- Stylish 3pc shower room
- Neutral decoration, quality carpets
- Enclosed rear garden
- Vehicle access gates to the rear
- Gas combi CH boiler. EPC: C
- No upward chain delay



£155,000

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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.



A three bedroom mid terrace property which has been refurbished and improved in advance of coming to the open market for sale. Situated in a consistently popular residential area, the location is superb being within easy reach of the M61 motorway, the railway network, close to popular schools, shops, restaurants and excellent sporting and leisure facilities. The accommodation is well presented throughout with neutral decorations, quality flooring and established modern fitted kitchen. The floor area is around 645 ft.² and briefly comprises: entrance vestibule, bay window lounge, stylish kitchen/diner, first floor landing, three bedrooms and a modern three-piece shower room. Externally there are excellent garden areas, the rear being fully enclosed and with vehicle access gates to perhaps accommodate private off-road parking. The property benefits from gas combination central heating and importantly is sold with early vacant possession and no further upward chain delay. In the first instance there is a walk through viewing video available to watch and then a private viewing 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:

Approximate floor area: The overall approximate floor area extends to around 60 m²/645 ft.².

Entrance vestibule: uPVC entrance door with stairs off to the first floor, quality carpeting, neutral decorations.

Living room: 15' 7" x 11' 6" (4.754m x 3.512m) Measured to maximum points into the circular bay window with uPVC windows, quality carpeting, neutral decorations, radiator.

Kitchen diner: 14' 11" x 8' 5" (4.555m x 2.558m) Stylish modern professionally fitted kitchen with a lovely range of matching: drawers, base and a wall cabinet which contains the gas combination central heating boiler, the oven/grill is new and still contains the instructions, four ring gas hob with stylish extractor and splashback, large uPVC window overlooking the rear garden, uPVC double glazed rear entrance door, radiator, under stairs storage space, under stairs storage space off.. The under stairs storage space contains a single glazed window.

First floor landing: Built-in storage space, loft access point, quality carpeting, neutral decorations.

Bedroom 1: 12' 11" x 11' 7" (3.948m x 3.538m) uPVC window to front, radiator, neutral decorations, quality carpeting.

Bedroom 2: 8' 10" x 8' 7" (2.696m x 2.623m) Neutral decorations, quality carpeting, radiator, uPVC window enjoying the view over the garden.

Bedroom 3: 7' 3" x 7' 1" (2.219m x 2.149m) Measured at maximum point. uPVC window to the front, radiator, quality carpeting, neutral decorations.

Shower room: 5' 9" x 5' 10" (1.760m x 1.784m) A modern white three-piece shower room suite comprising: corner shower enclosure, wash hand basin with storage space below and dual flush WC, heated towel rail, ceramic wall tiling, uPVC window.

Plot size: The overall approximate plot size is around 0.05 of an acre.

Outside: The rear garden is fully enclosed with patio areas, raised flowerbeds, garden shed et cetera. The front garden is predominantly paved with decorative shrubs to one side and raised flowerbeds to the front.

Parking: There are vehicle access gates to the rear of the plot which may allow part of the rear garden area to be used for off-road car parking.

Tenure: There are both freehold and leasehold title documents associated with this address, the Freehold title number is GM480927 and the Leasehold Title number is MAN153345. The leasehold title is for a period of 999 years from 1st January 1954.

EPC: The energy performance certificate rating is C and the certificate expires in July 2035

Chain details: The property is offered for sale with no further upward chain delay and early vacant possession.

Bolton council tax: The property is located in the borough of Bolton and the Council tax band rating is A with an approximate annual cost of around £1,511.

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding.

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation 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. A walk through viewing video is available to watch in the first instance at your convenience.

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

