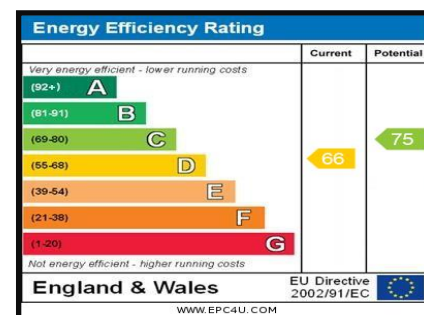
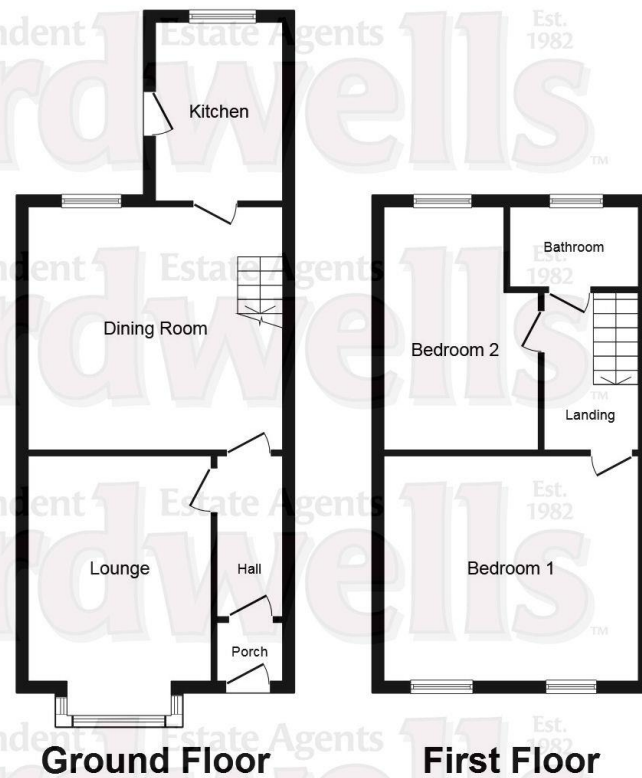




SHREWSBURY ROAD, HEATON, BL1 4NN



- No onward chain
- Sought-after Heaton location
- Two spacious reception rooms
- Two good-sized bedrooms, Fitted kitchen
- Close to schools, amenities and transport links
- Gas central heating and double glazing
- Private rear yard/garden
- Ideal first-time purchase or investment



Offers in the Region Of £140,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
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E: bolton@cardwells.co.uk

BURY
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LETTINGS & MANAGEMENT
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Incorporating: Wright Dickson & Catlow, WDC Estates



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No Chain | Two Reception Rooms | Two Bedrooms | Popular Heaton Location Offered to the market with 'no upward chain' this two-bedroom mid terraced property is ideally situated in the highly sought-after area of Heaton, close to excellent local amenities, reputable schools, transport links and Bolton town centre. The accommodation briefly comprises, vestibule, entrance hallway leading to two spacious reception rooms, providing flexible living and dining space, perfect for both everyday family living and entertaining guests. The kitchen offers a range of wall and base units with ample worktop space. To the first floor are two bedrooms and a bathroom. The property benefits from gas central heating and double glazed windows. Externally, the home enjoys a small front garden and a private rear yard/garden and on-street parking. This property presents an excellent opportunity for first-time buyers, downsizers or investors seeking a home in a desirable residential location. Early viewing is highly recommended through Cardwells estate agents Bolton, 01204 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: Front door leading to the entrance vestibule with a door to the hallway, radiator, coving to the ceiling.

Lounge: 15' 2" x 10' 8" (4.62m x 3.25m) UPVC double glazed bay window to the front aspect, ornamental stone fireplace, radiator.

Dining Room: 15' 5" x 14' 2" (4.70m x 4.31m) UPVC double glazed window to the rear aspect, radiator, ceiling rose, open plan spindled staircase to the landing.

Kitchen: 10' 5" x 7' 2" (3.17m x 2.18m) UPVC double glazed window to the rear aspect, fitted wall and base units with work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built-in oven, four ring gas burner hob, concealed extractor hood above, space for a washing machine, space for a fridge freezer, quarry tiled floor, radiator, wooden door to the rear yard aspect.

Landing: Access to the loft, doors lead to:

Bedroom 1: 13' 1" x 12' 10" (3.98m x 3.91m) 2 UPVC double glazed windows to the front aspect, fitted wardrobes, with a matching dressing table units, radiator.

Bedroom 2: 14' 2" x 9' 0" (4.31m x 2.74m) UPVC double glazed window to the rear aspect, radiator below.

Bathroom: 4' 5" x 7' 6" (1.35m x 2.28m) UPVC frosted double glazed window to the rear aspect, white suite comprising, enclosed bath with a shower above, close coupled WC, wash basin, tiled floor, tiling to the walls, radiator.

Outside: There is a small front garden with plant displays. There is an enclosed paved rear yard and a gate giving access to the rear lane.

Plot size: The property is set in a plot which extends to around 0.02 of an acre.

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

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold start date 04/08/1902 and end date 12/5/2887

Approx Floor Area: The overall approximate floor area is around 80 square metres.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

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. A walk through viewing video is available to watch in the first instance.

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

