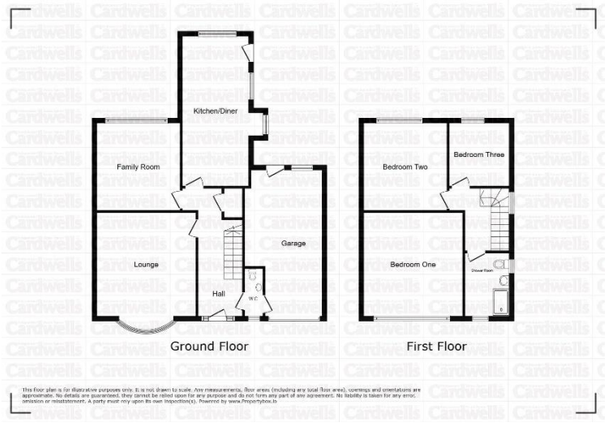












Independent Estate Agents Est. 1982 Cardwells

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SHERBOURNE ROAD, BOLTON, BL1 5NN



- 3 bedroom semi detached
- 2 good reception rooms
- Extended kitchen/diner
- Ground floor WC, 1st flr shower rm
- Generous gardens to front & rear
- Garage & driveway parking
- Ideal to update to own taste
- No upward chain delay





Guide Price £220,000

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
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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.

Offered for sale with no further upward chain delay and potentially ideal for those purchases who are looking to improve and update a property to their own tastes and specifications is this three bedroom extended semi detached family home. Positioned in the Heaton suburb of Bolton the residential area is always in high demand, served by superb local communities including popular primary, secondary and independent schools, shops, restaurants, sporting clubs and facilities and easy access to both the road and railway networks. Accommodation on offer briefly comprises: reception hallway, ground floor guest WC, bay window living room, family room, extended kitchen/diner, first floor landing, three good bedrooms and a first floor shower room. In addition there is a garage served by a private driveway providing additional off-road car parking. The overall approximate plot is around 0.10 of an acre with gardens to the front and the rear. The property benefits from gas central heating (the boiler is in the garage) partial uPVC double glazing and importantly is sold with early vacant possession and no further upward chain delay. 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 01204 381281, 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hallway: 18' 2" x 6' 6" (5.540m x 1.975m) uPVC entrance door with arched uPVC windows around the door. Spindle staircase off to the first floor, under stairs storage space.

Guest w.c: 6' 11" x 2' 7" (2.1m x 0.79m) A white two-piece suite comprising: dual flush WC and pedestal wash hand basin with wall mounted electric shower, uPVC window to the front, radiator, ceramic wall tiling, pedestrian door into the garage.

Living room: 17' 6" x 14' 2" (5.335m x 4.320m) uPVC circular bay window to the front with marble fireplace and inset living flame gas fire, radiator.

Family room: 12' 5" x 11' 11" (3.793m x 3.621m) Single glazed window to the rear, radiator, serving hatch into the kitchen diner.

Kitchen diner: 18' 11" x 8' 8" (5.768m x 2.629m) An extended kitchen/diner with a generous range of matching: drawers, basin wall cabinets, oven/grill, gas hob with extractor over, double bowl stainless steel sink and drainer with mixer tap over, uPVC windows to the side and the rear, rear entrance door, two radiators.

First floor landing: uPVC window.

Bedroom 1: 14' 11" x 14' 2" (4.538m x 4.320m) uPVC window to front, fitted wardrobes and storage space to one wall, radiator.

Bedroom 2: 12' 0" x 12' 7" (3.659m x 3.830m) Built-in storage base to the side of the chimney breast, single glazed window to the rear, radiator.

Bedroom 3: 9' 1" x 8' 8" (2.765m x 2.649m) uPVC window to the rear, radiator.

Shower room: Generously sized shower enclosure, dual flush WC and wash hand basin, ceramic while tiling, heated towel rail, radiator, uPVC windows to the side and the front, loft access point.

Garage: 21' 0" x 11' 0" (6.407m x 3.347m) Measured at maximum pints with a narrow width of a round 2.396. Vehicle entrance door to the front, pedestrian door to the rear and window. The garage you served by a driveway providing additional private off-road parking.

Garden: The front garden has lawn area and a plethora of mature shrubs and trees. The rear garden is predominantly laid to lawn with mature trees and shrubs to the perimeter which enhances the privacy.

Plot size: Cardwell Estate Agents Bolton premarketing research indicates that overall approximate plot size is circa 0.10 of an acre.

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

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property Leasehold with a title number of LA175950, enjoying the term of 990 years from the 1sr of November 1908 and we are awaiting confirmation of the ground rent charge.

Bolton council tax: The property is located in the borough of Bolton and the Council tax band rating D, with an approximate annual cost of £2,400.

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.

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










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