



EDDITCH GROVE, BOLTON, BL2 6BJ



- Fully refurbished 2 bed end terrace
- Fabulous presentation/converted loft room
- Lounge/bespoke fitted kitchen/landing
- First floor two bedrooms/family bathroom
- First floor 2 bedrooms/3 piece bathroom
- Perfect first Home/by to let investment
- Fabulous location/amenities/schools
- Absolutely immaculate/turn key condition



£157,500

BOLTON

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BURY

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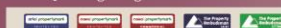
LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Attention first time buyers and buy to let investors! Cardwells Estate Agents Bolton are delighted to offer to the market this fully refurbished two bedroom end terrace property on Edditch Grove with a fully converted loft room. Situated in the ever popular Tonge Fold area which is ideal for transport links into Bolton, Bury and beyond, highly regarded local schools including Tonge Moor Primary Academy, Moorgate Primary, Canon Slade, and Turton High Academy with fabulous amenities all on the doorstep. The property has been comprehensively refurbished and is in turn key condition throughout. A personal inspection comes with our highest recommendations to appreciate all on offer and briefly comprises: Composite entrance door, lounge with an ornamental feature fireplace and surround, a bespoke fitted kitchen, landing, two bedrooms and a family bathroom on the first floor and stairs giving access to the fully converted loft room which is bathed in natural light and would suit a variety of uses. Viewings are welcomed, seven days a week by ringing Cardwells Estate Agents Bolton on 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance into.

Lounge: 14' 2" x 13' 3" (4.31m x 4.04m) Feature fireplace and surround with inset ornamental fire, uPVC double glazed window, wall mounted radiator.

Dining kitchen: 12' 2" x 13' 3" (3.71m x 4.04m) Brand new kitchen comprising sink unit with mixer tap over, contrasting base and wall units, worktops, oven, four ring hob, spindled staircase to the landing, under stairs storage cupboard, wall mounted radiator, space for white goods, uPVC double glazed window, composite door giving access to the rear.

First floor landing: 7' 10" x 4' 11" (2.39m x 1.50m) Staircase giving access to the loft room.

Bedroom 1: 11' 11" x 13' 3" (3.63m x 4.04m) uPVC double glazed window, wall mounted radiator.

Bedroom 2: 8' 9" x 6' 9" (2.66m x 2.06m) uPVC double glazed window, wall mounted radiator, cupboard housing the gas combination boiler.

Family bathroom: 5' 10" x 6' 0" (1.78m x 1.83m) Very well appointed three piece suite comprising Wc, wall mounted wash basin, bath with T bar mixer shower and choice of heads, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

Loft room: 26' 6" x 13' 5" (8.07m x 4.09m) Three uPVC double glazed windows, two wall mounted radiators.

Outside: To the outside is readily available on street parking and the property is garden fronted with an enclosed yard to the rear with a roller shutter door providing additional off road parking if required.

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a leasehold tenure, £2.00 per annum, 999 years from 1896

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,600.00 per annum payable to Bolton council.

Plot size: Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 93m2.

Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton pre market research indicates that the property is not in a conservation area.

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

