



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Tenure Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold enjoying a term that lasts till 1st May 2863 and we are advised that the annual ground rent is around £1.65 per annum.

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.

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

ALBION STREET, KEARSLEY, BOLTON, BL4 8NN



- Superb 2 bedroom terrace
- Wonderful cul de sac position
- Lovely woodland aspect to front
- Private gated driveway parking to rear
- Countryside feel, close to amenities
- Modern boiler, ideal first home
- Spacious kitchen / diner
- 4pc bathrm with shower cubicle



Offers in Excess of £170,000

BOLTON

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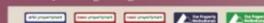
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A two bedroom mid terrace property enjoying private gated car parking to the rear, a lovely woodland front aspect and a cul-de-sac position enjoying a countryside feel yet being just off Bolton Road is ideal for easy access to the road, motorway and railway networks. Kearsley railway station is within walking distance and locally there are some superb everyday amenities including; popular schools, shops, restaurants, sports clubs and lovely countryside. The property is approximately 75 m²/807 ft.² and briefly comprises: living room with feature fireplace, generous professionally fitted kitchen/diner, first floor landing, large master bedroom enjoying the lovely front aspect, generous second bedroom and a four piece white bathroom suite complete with separate shower cubicle. To the rear is the gated private driveway car parking and garden area. There is a modern Glow Worm gas central heating boiler and the majority of the windows are double glazed. Importantly the property could be sold with no further upward chain delay and early vacant possession. We think this property may be perfect for first time buyers, landlords and small families. There is so much to appreciate via a personal viewing appointment, in the first instance there is a walk-through viewing video available to watch and then a 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:

Living Room 14' 11" x 13' 10" (4.557m x 4.211m) Large UPVC window to the front enjoying the lovely aspect, stylish entrance door with single glazed frosted glass window above, feature decorative fireplace with wonderful detail and matching tile surround and hearth. We are advised that the gas supply has been cut off but could well be installed again should somebody wish to have a gas fire rather than a decorative fireplace. Radiator, quality carpeting, exposed brickwork to one wall, neutral decorations, spot lighting and central light.

Kitchen/Diner 14' 10" x 12' 7" (4.515m x 3.825m) A wonderful open plan style kitchen/diner flooded with natural light from the large central UPVC double glazed window and the second UPVC window with frosted glass, professionally fitted kitchen units providing an excellent range of matching: drawers, base and wall cabinets. Oven/grill, gas hob with extractor over, fridge and freezer, circular stainless steel sink and matching drainer with mixer tap over, radiator. Super dining space, the quality white dresser furniture underneath the central window in the photographs is included in the sale, spindle stairs off to the first floor, rear entrance door.

First floor landing 7' 11" x 4' 9" (2.403m x 1.445m) Loft access point, neutral decorations.

Master bedroom 14' 9" x 11' 7" (4.500m x 3.535m) UPVC window to the front enjoys the lovely front aspect, feature decorative fireplace, radiator, quality carpeting, neutral decorations.

Bedroom Two 15' 1" x 6' 6" (4.594m x 1.973m) Measured to maximum points. UPVC window with Fitted blind, radiator, neutral decorations.

Bathroom 9' 9" x 7' 11" (2.978m x 2.402m) A white four piece bathroom suite comprising: shower cubicle, bath, pedestal wash hand basin and WC, stylish ceramic tiling to splashback areas, extractor, spot lighting, UPVC window to the rear, concealed wall mounted Glow worm Micra Combi boiler, radiator, feature wallpaper to one wall.

Parking There is gated private off-road car parking space to the rear of the property.

Plot Size The overall plot size is around 0.02 of an acre.

Approximate Floor Area The overall approximate floor area extends to around 75 m²/807 square feet.

Externally There is a generous paved rear garden area which is designed for easy maintenance and could be used for both garden and parking. The front garden is paved for easy maintenance.

Chain Details The property is sold with vacant possession and no further upward chain delay.

