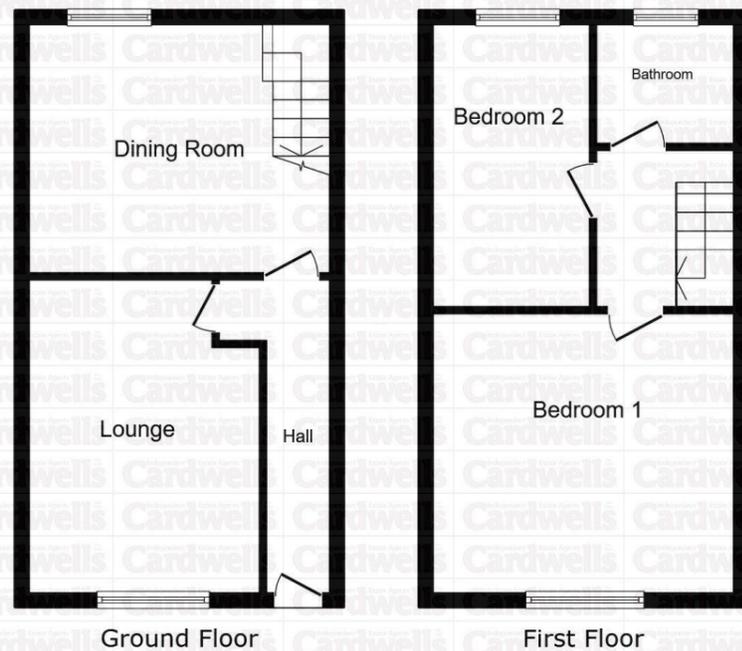




Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.io

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**HUGHES STREET, BOLTON, BL1 3HF**



- Immaculate refurbished 2 bed mid terrace
- Warmed via a Worcester Bosch boiler
- Reception hallway/lounge/lovely kitchen
- Landing/two double bedrooms
- Three piece family bathroom suite
- On street parking/enclosed yard to the rear
- Vacant possession/no upward chain!
- Close to amenities/nurseries/schools



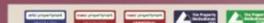
**£150,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Attention first time buyers and investors! Cardwells Estate Agents Bolton are delighted to offer to the market this immaculate two bed mid terrace property on Hughes Street in Halliwell. Situated in a consistently popular residential area and as such being in the catchment area for highly regarded local nurseries and schools with excellent transport links on the doorstep. Warmed via a Worcester Bosch combination boiler and briefly comprising: Reception hallway, lounge, very well appointed professionally fitted dining kitchen, landing, two double bedrooms and a three piece family bathroom suite. To the outside is readily available on street parking and there is an enclosed the yard to the rear. The property is literally in turn key condition and a personal inspection comes with our highest recommend recommendations to appreciate all on the offer. This can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). Please watch the online walk through video prior to booking your appointment.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC entrance door into.

**Reception hallway:** 14' 6" x 4' 0" (4.42m x 1.22m)

**Lounge:** 14' 6" x 10' 6" (4.42m x 3.20m) uPVC double glazed window, wall mounted radiator.

**Dining kitchen:** 11' 6" x 13' 11" (3.50m x 4.24m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, oven, four ring hob with extractor above, space for white goods, wall mounted Worcester Bosch combination boiler, uPVC double glazed window, wall mounted radiator, uPVC door giving access to the rear.

**Landing:**

**Bedroom 1:** 12' 4" x 14' 1" (3.76m x 4.29m) uPVC double glazed window, wall mounted radiator.

**Bedroom 2:** 13' 4" x 8' 9" (4.06m x 2.66m) uPVC double glazed window, wall mounted radiator.

**Bathroom:** 6' 5" x 6' 4" (1.95m x 1.93m) Three piece suite comprising Wc, pedestal wash basin, P shaped bath with electric shower and fitted glass screen, frosted uPVC double glazed window, inset ceiling spotlights, wall mounted heated towel rail.

**Outside:** To the outside is readily available on street parking and there is an enclosed yard to the rear.

**Plot size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 64m<sup>2</sup>.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold - 995 years from 1908, circa £2.00 per annum.

**Council tax:** Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of around £1,594.00 per annum.

**Flood risk information:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

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

**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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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

