



Independent Estate Agents
Cardwells Est. 1982

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THE SHEDDINGS, BOLTON, BL3 2JN



- Semi detached true bungalow
- No upward chain involved
- Cul- de-sac position
- Very well presented
- One bedroom, Quality interior
- Low maintenance gardens
- Generous driveway & garage
- Good local amenities & transport links



Offers in the Region Of £160,000

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
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
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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 upward chain involved', this lovely one bedroom true bungalow, situated in a cul-de-sac, close to Bolton town Centre. Inside the property is very well presented, with a quality interior. Outside there are low maintenance gardens and a generous block paved driveway, leading to a detached garage. The area is well served with excellent local amenities, including shops transport links, with easy access throughout the north Northwest. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises, entrance hall, lounge with a feature marble fireplace, kitchen with a 'Bosch' oven and hob, contemporary shower room and a bedroom with French doors, leading onto the garden. Outside, there are gardens to the front and rear, along with a driveway leading to a single detached garage.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door

Entrance hall: Built-in storage cupboard, coving to the ceiling.

Lounge: 13' 5" x 10' 0" (4.09m x 3.05m) uPVC leaded light double glazed window front aspect, feature marble fireplace incorporating an electric fire, radiator, coving and rose to the ceiling.

Kitchen: 9' 9" x 5' 7" (2.97m x 1.70m) uPVC leaded light double glazed window, front aspect, modern fitted wall and base units with complementary worktop surfaces and tiled splashback's, stainless steel sink unit with mixer tap, built-in 'Bosch' oven and hob, stainless steel extractor canopy above, space for a washing machine and a fridge freezer, chrome plated radiator.

Bedroom: 10' 10" x 10' 0" (3.30m x 3.05m) uPVC double glazed French doors rear garden aspect, fitted wardrobes, radiator, coving, access to the loft.

Shower room: 6' 2" x 5' 8" (1.88m x 1.73m) uPVC frosted double glazed window, side aspect, contemporary white suite comprising, shower cubicle, wash basin with mixer tap, inset to a vanity unit, close coupled WC, chrome plated towel rail, extractor fan.

Outside: Outside, there is a paved garden with a shrub border. A block paved driveway leads along the side elevation to a single detached garage with an up and over door. to the rear, there is a paved garden, with plant displays.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band A

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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

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