



- Two bed mid terrace/converted loft room
- Quiet leafy location/easy access to town
- Vestibule/lounge/dining Kitchen
- Timber lean to utility
- Well appointed family bathroom suite
- Gas to the building/ wall mounted heaters
- Private residents parking
- Viewings available seven days a week



Offers in Excess of £130,000

BOLTON

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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. C W Pearson.

Well presented two bed mid terrace available now on Dorset Street. Cardwells offer to the market this lovely property which is situated on a quiet leafy street with designated residents parking yet within a five minute walk to Bolton town centre. Briefly comprising: Timber entrance door, vestibule, lounge with feature fireplace and surround with inset living flame gas fire, dining kitchen with a spindled staircase to the landing, a lean to timber built utility room, two good bedrooms with access to a useful converted loft room and a well appointed three piece family bathroom suite. There is gas to the building and the property is warmed by wall mounted gas heaters.

Viewings are welcomed, seven days a week, strictly by appointment via Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Timber entrance door into.

Vestibule: 3' 2" x 3' 1" (0.96m x 0.94m) Tiled flooring, meter cupboard, number etched skylight, timber door into.

Lounge: 13' 6" x 12' 9" (4.11m x 3.88m) Quality fitted laminate flooring, feature fireplace and surround with inset living flame gas fire, uPVC double glazed window

Dining kitchen: 11' 5" x 12' 9" (3.48m x 3.88m) Professionally fitted kitchen comprising stainless steel sink with mixer tap over, base and wall units, worktops, freestanding oven with extractor above, wall mounted gas heater, quality tiled flooring, uPVC double glazed window, timber door leading to the lean to utility room, spindled staircase to the first floor landing.

Utility: 9' 5" x 4' 7" (2.87m x 1.40m) Timber built lean to extension with fitted wooden flooring, timber window, power and lighting.

Landing: 10' 2" x 5' 11" (3.10m x 1.80m) Exposed polished floorboards, staircase to the loft room.

Bedroom 1: 11' 3" x 12' 10" (3.43m x 3.91m) Exposed polished floorboards, ornamental fireplace and surround, wall mounted gas heater, uPVC double glazed window, built in storage cupboard.

Bedroom 2: 11' 3" x 6' 10" (3.43m x 2.08m) Exposed polished floorboards, wall mounted gas heater, built in airing cupboard, uPVC double glazed window.

Loft room: 12' 10" x 12' 6" (3.91m x 3.81m) Fitted carpets, laminate flooring, velux window.

Bathroom: 5' 4" x 5' 6" (1.62m x 1.68m) Well appointed three piece suite comprising WC, pedestal wash basin, bath with mixer shower and fitted glass screen, full wall tiling, cushion flooring, frosted timber double glazed window.

Outside: Outside offers allocated residence permit parking, a small front garden behind a low brick wall and a low maintenance pretty rear garden with a small decking area.

Tenure: The property is leasehold 999 years from 1 November 1886

Council tax band: Band A

Viewings: All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Thinking of selling: If you are thinking of selling a property, perhaps Cardwells can be of assistance? A accurate up-to-date property valuation may be an ideal place to start your next move planning and we provide these free of charge and with no obligation. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Arranging a mortgage: Cardwells can introduce you to Independent Financial Advisors who will be pleased to help you find the right mortgage. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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Please note: all viewings are by appointment only through our BOLTON Office