



Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

LONSDALE ROAD, HEATON, BL1 4PW



- Bay fronted mid terraced property
- Two double bedrooms
- Two reception rooms
- Beautifully presented throughout
- Wooden floors
- Modern fitted bathroom
- Close to local amenities
- Viewing recommended



£155,000

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
 E: lettings@cardwells.co.uk

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.

Independent Estate Agents
Cardwells Est. 1982



Beautifully presented bay fronted mid terraced property situated within the ever popular area of Heaton and located close to many local amenities and schools. Internally the property has been modernised throughout. To the ground floor there is a lounge with wooden flooring, feature fire surround and bay window which lets in plenty of natural light, the sitting room is spacious and also has wooden flooring with a large window overlooking the rear garden which has a door leading to a kitchen with a range of fitted wall and base units with dual aspect windows and space for appliances. To the first floor there are two spacious double bedrooms with the master bedroom having a bay window to the front, both rooms with fitted wardrobes and a modern three piece bathroom suite incorporating a wc, pedestal sink and panelled bath with power shower. Externally there is a gate leading to a low maintenance garden with flower bed and bushes surrounding at the front with a low maintenance flagged rear garden with outside tap, brick storage shed and a gate leading to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 email bolton@cardwells.co.uk or visit cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Entered via the vestibule. Wooden flooring, ceiling light point

Lounge: 10' 11" x 10' 8" (3.33m x 3.25m) Ceiling light point, double glazed bay window to the front, wooden flooring, feature fire surround, radiator.

Sitting room: 14' 8" x 14' 6" (4.47m x 4.41m) Ceiling light point, double glazed window to the rear, wooden flooring, feature fire surround, radiator.

Kitchen: 11' 8" x 6' 2" (3.56m x 1.89m) Ceiling light point, radiator, fitted wall and base units with extractor fans, gas hob and electric oven, space for a washing machine and fridge freezer, one and half stainless steel sink with mixer tap and drainer, tiled floor and walls, wall mounted boiler, double glazed window to the rear and the side, door to the side.

Landing: Ceiling light point, loft access.

Bedroom 1: 14' 5" x 11' 2" (4.40m x 3.40m) Ceiling light point, double glazed bay window to the front, radiator.

Bedroom 2: 14' 6" x 9' 1" (4.43m x 2.78m) Ceiling lighting, radiator, double glazed window to the rear, fitted wardrobes.

Bathroom: 8' 11" x 4' 11" (2.71m x 1.49m) Modern fitted bathroom with ceiling light point, wc, pedestal sink, panelled bath with mixer and shower, tiled floor and walls, radiator, double glazed window to the rear.

Outside: To the front of the property there is a gate leading to a low maintenance garden with flower bed and bushes surrounding. At the rear of the property there is a low maintenance flagged rear garden with outside tap, brick storage shed and a gate leading to the rear.

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

Tenure: Cardwells estate agents Bolton research shows the property is leasehold, 995 years from 1 November 1908 ground rent of £2,50 per annum

Council tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1306

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.

Plot size: Cardwells estate agents agents Bolton research shows the property is in an approximate plot size of 0.04 acre.

Thinking of selling: 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.

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

