



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
<small>Best energy efficiency - lower running costs</small>			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
		76	77
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>www.eucau.com</small>			

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**FLAT 11, NEW ROCK, HINDLEY ROAD,
WESTHOUGHTON, BL5 2JS**



- 3 bedroom maisonette
- Accommodation over 2 floors
- Close to train station
- Good local amenities
- Ideal investment or 1st purchase
- Spacious lounge/dining room
- Outside communal areas
- Viewing recommended



£140,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale this spacious three bedroom maisonette with accommodation over two floors. The property is conveniently placed close to Daisy Hill train station, good schools and other local amenities. The property would make an ideal 'buy to let' investment or perhaps as a first time purchase. Viewing is by appointment through Cardwell's estate agents, Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises; Entrance hall, lounge/dining room and a kitchen. Upstairs, there are three bedrooms and a bathroom. Outside there are communal areas and a brick built storage room. The property also benefits from uPVC double glazing to the majority and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front door leading to

Entrance hall: uPVC double glazed window front aspect, radiator, built in storage cupboard, radiator, door leading to

Lounge/dining room: 18' 4" x 12' 1" (5.58m x 3.68m) 2 uPVC double glazed windows, two radiators.

Kitchen: 11' 11" x 7' 10" (3.63m x 2.39m) uPVC double glazed window, fitted wall and base units, with complementary working surfaces, tiled splashbacks, stainless steel sink unit, space for a washing machine, space for a cooker, space for a fridge freezer and a tumble dryer, extractor fan.

From the entrance hall, there is a staircase which leads to

Landing Fitted storage cupboards, access to the loft, doors leading to

Bedroom 1: 12' 1" x 11' 5" (3.68m x 3.48m) uPVC double glazed window, radiator below, fitted storage cupboard.

Bedroom 2: 9' 6" x 7' 10" (2.89m x 2.39m) uPVC double glazed window, radiator.

Bedroom 3: uPVC double glazed window radiator.

Bathroom: uPVC, frosted double glazed window, white suite comprising, enclosed bath with a shower above, close coupled WC, wash basin, radiator.

Outside: Outside, there are communal gardens including laid to lawn areas. There are paved pathways and steps lead down to a courtyard area. There is a brick storage shed which is the third one along from the left.

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 125 years from 15 July 2013

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 risk flood 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 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 Estate Agents, Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents, Bolton 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 Estate Agents, Bolton 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

