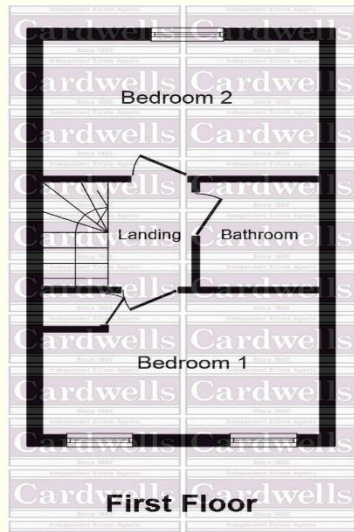
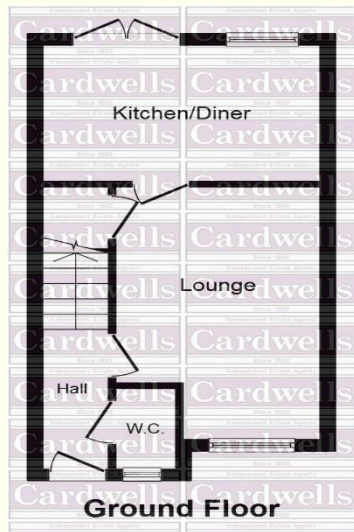


EPC



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SKY LARK CLOSE, BOLTON, BL6 4GQ



- Superb two double bed terrace
- Approx 1 year old, NHBC guarantee
- Superbly presented throughout
- Guest WC and modern bathroom
- Quality fitted kitchen diner
- Enclosed lawned gardens to rear
- Two parking spaces to the front
- Gas combi CH, UPVCDG, no chain



£137,500

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281 E: bolton@cardwells.co.uk

LETTINGS & MANAGEMENT

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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.

Available with no further upward chain and early vacant possession is this freehold two bedroom mid terrace property which is circa 12 months old and as such enjoys the remainder of the NHBC guarantee. Situated in a cul de sac position, the property enjoys pleasant views to the rear and is ideally placed for easy access to the superb facilities of Middlebrook (supermarkets, cinema, BWFC, shops, restaurants, gym) the train station and motorway network via the M61. The accommodation on offer briefly comprises: entrance hallway, guest WC, lounge, quality fitted kitchen diner, landing, two double bedrooms and a modern white three piece bathroom suite. There is an enclosed lawned garden to the rear and two off road private parking spaces to the front. The property is in superb condition throughout and any potential purchaser could move straight in, helpfully the dishwasher, fridge freezer and washing machine are included too. There is UPVC double glazing, gas combination central heating and importantly is available with early vacant possession and no further upward chain so a prompt completion could be arranged.

Viewing is highly recommended by an advanced appointment with Cardwells Estate Agents Bolton on 01204381281 bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall 7' 10" x 3' 8" (2.39m x 1.12m) Double glazed entrance door, radiator, stairs off to the first floor.

Guest W/C 4' 10" x 2' 9" (1.47m x 0.84m) Modern white 2 piece suite, comprising of pedestal wash hand basin, and dual flush w/c, radiator, UPVC double glazed window.

Lounge 15' 0" x 9' 4" (4.57m x 2.84m) At maximum points. UPVC double glazed window to the front, radiator, both Virgin & Sky facilities under stairs storage space.

Kitchen/Diner 12' 8" x 8' 1" (3.86m x 2.46m) A quality modern professionally fitted kitchen complete with appliances including a water dispensing fridge freezer, dishwasher and extractor over, stainless steel single bowl sink and drainer with mixer tap, concealed gas combination boiler, dining space with double UPVC patio doors off to the rear garden, UPVC double glazed window.

Landing 6' 8" x 6' 10" (2.03m x 2.08m) Loft access point.

Bedroom One 12' 9" x 8' 4" (3.88m x 2.54m) At maximum points, 2 UPVC double glazed windows, radiator.

Bedroom Two 12' 8" x 8' 2" (3.86m x 2.49m) UPVC double glazed window, radiator, positioned to the rear of the property enjoying a pleasant aspect.

Bathroom Modern white 3 piece bathroom suite comprising, bath with shower over and fitted glass screen, pedestal wash basin and dual flush w/c, stylish ceramic wall tiling, extractor fan.

External Fully enclosed rear garden, laid to lawn, Two parking spaces to the front.

Price £137,500 Including carpets, blinds, oven/hob, washing machine, fridge freezer and dishwasher, light fittings.

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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

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

that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

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