



Total floor area 77.0 sq. m. (829 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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SANDYBANK ROAD, BOLTON, BL7 0AA



- Attractive stone cottage
- Quiet lane off Bolton Road
- Car park space, Gas C/H & D/G
- Open panoramic views, patio garden
- Extended Oak fitted kitch/diner
- Lounge, 2 bedrooms, fitted wardrobes
- White bathroom, boarded loft
- No Chain, sold with vacant possession



£169,950

**BOLTON**

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# REDUCED BY £5000 # A lovely stone cottage that requires some updating/refurbishment in a quiet picturesque location off Bolton Road, enjoying wonderful panoramic views from the patio garden. The property has a car parking space, gas central heating and UPVC double glazing. It has been extended to provide a large oak fitted kitchen with a dining area and stairs off. Lounge with stone chimney breast and log burner, porch on entrance. There is a landing, 2 bedrooms with fitted furniture, boarded loft (excellent storage) white bathroom and shower. Vacant so no upward chain. A little dated, requires some redecoration/updating, priced to sell. Call Cardwells Estate Agents Bolton, 7 days a week on 01204 381281.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Porch** 4' 10" x 5' 1" (1.47m x 1.56m) Stone/UPVC double glazed, quarry tiled flooring, opens into the lounge.

**Lounge** 13' 11" x 13' 7" (4.24m x 4.13m) Open stone fireplace/hearth with cast iron log burner, UPVC double glazed window, radiator.

**Kitchen/Diner** 19' 3" x 13' 6" (5.86m x 4.12m) Professionally fitted with a range of medium oak cabinets, sink, base units & drawers, ample work top space and matching breakfast bar, fitted wall cabinets with detailed pelmets & cornices, gas central heating boiler, plumbed for automatic washing machine, ceramic tiled floor, open design with wood spindled staircase off, UPVC double glazed window & rear entrance door, radiator, spotlighting to ceiling, under stairs storage cupboard.

**Landing** 5' 5" x 5' 8" (1.65m x 1.73m) Balustraded and decorated, Velux roof window, ideal for storage.

**Bedroom One** 13' 11" x 13' 7" (4.25m x 4.13m) Professionally fitted furniture, 3 double wardrobes & 1 single wardrobe, top cupboards, dressing table and drawers, mirror & cupboards, UPVC double glazed window, radiator.

**Bedroom Two** 10' 10" x 7' 7" (3.3m x 2.31m) Professionally fitted furniture, 2 double wardrobes & top cupboards, head board, radiator, UPVC double glazed window.

**Bathroom** 7' 3" x 5' 7" (2.2m x 1.7m) Bath, wash basin & w/c, mixer shower above the bath, tiled walls, spotlighting to ceiling, UPVC double glazed window.

**Parking** Drive in parking for 1 vehicle.

**Gardens** Lovely patio garden to the front over looking open fields, enjoying panoramic views.

**Price** £169,950 Including carpets, kitchen fittings, solid fuel burner, fridge, freezer, lights.

**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 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.



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