



En Suite washroom



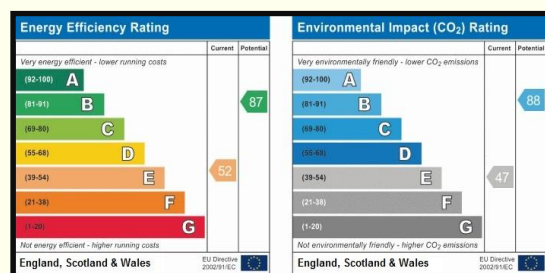
Bedroom 3



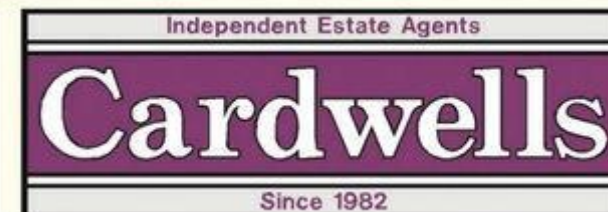
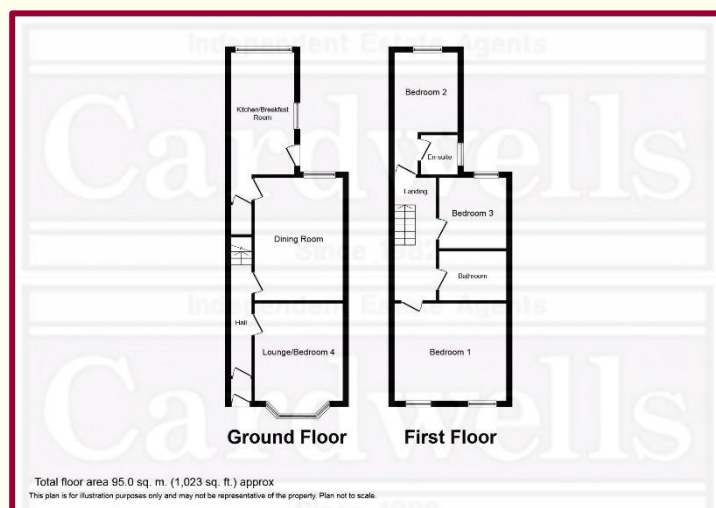
Bathroom



Rear Garden



EPC



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Incorporating: Wright Dickson & Catlow, WDC Estates

## DORSET STREET, THE HAULGH, BOLTON, BL2 1HR



- 3/4 Bedroom mid terrace
- Sizeable family home
- Previously let at circa £1,000 pcm
- Recently improved & decorated
- Quality ftd kitchen/breakfast room
- En Suite wash room off bedroom 2
- Gas combi C.H, no upward chain
- Close to town centre, train station



**£99,950**

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A three/four bedroom mid terraced family size home offered to the market with no further upward chain, ideal for those seeking a prompt completion.

Situated in a superb and ever popular position, the property is ideally placed for easy access to Bolton Town Centre, the motorway network via St Peters Way, Bolton train station, popular schools, places of worship, shops, restaurants, sport and leisure facilities, plus, the local countryside. The accommodation on offer briefly comprises: entrance vestibule, hallway, lounge (previously rented as the fourth bedroom), dining room, quality fitted kitchen/breakfast room, landing, three good bedrooms to the first floor, the second with an en suite wash room/w.c and a white family bathroom suite. There are gardens to the front and the rear designed with easy maintenance in mind. The property benefits from gas combination central heating, majority double glazing and importantly is available with early vacant possession and no further upward chain.

We are advised that the property was previously rented to students as a four bedroom property and was generating approximately £1000 per calendar month. Therefore there is an excellent return on investment potential. The property has been improved (including redecorations, new carpets etc etc) since it was last let and in our opinion this is just as likely to appeal to families as well as buy to let investors. As such your early personal inspection comes with our highest recommendations, via an advanced viewing appointment with Cardwells Estate Agents, Bolton on 01204 381281 or bolton @cardwells.co.uk.

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

**Entrance vestibule:** 3' 3" x 3' 1" (0.99m x 0.94m)

**Hallway:** 11' 1" x 3' 5" (3.38m x 1.04m) Radiator, stairs off to the first floor, approx 9'04" ceiling height.

**Lounge:** 14' 2" x 10' 11" measured at maximum points into bay window(4.31m x 3.32m) uPVC double glazed bay window, radiator, 9'04" ceiling height. This was rented out as one bedroom previously so could be used as a fourth bedroom if so desired.

**Dining Room:** 15' 1" x 11' 8" (4.59m x 3.55m) Radiator, single glazed window, door off to the kitchen.

**Kitchen:** 15' 8" x 7' 10" (4.77m x 2.39m) A quality professionally fitted kitchen with an excellent range of matching drawers, base and wall cabinets, new oven/grill, five ring gas hob with extractor over, integrated fridge freezer, freestanding washing machine, quality wall and floor tiling, uPVC double glazed windows to the rear and side, radiator, wall mounted gas combination central heating boiler, inset ceiling spot lights, breakfast bar under stairs storage space off, rear entrance door.

**Landing:** 15' 1" x 4' 11" (4.59m x 1.50m) Loft access point.

**Bedroom 1:** 14' 3" x 11' 10" (4.34m x 3.60m) 2 uPVC double glazed windows to the front, radiator.

**Bedroom 2:** 15' 2" x 7' 10" measured at max points(4.62m x 2.39m) uPVC double glazed window to the rear, radiator.

**En Suite washroom/w.c** 4' 7" x 4' 11" (1.40m x 1.50m) Two piece white suite comprising: pedestal wash hand basin, dual flush w.c, uPVC double glazed window.

**Bedroom 3:** 8' 9" x 8' 4" (2.66m x 2.54m) uPVC double glazed window to the rear, radiator.

**Bathroom:** 8' 4" x 6' 1" (2.54m x 1.85m) Fitted with a white three piece bathroom suite comprising; pedestal wash hand basin, dual flush w.c and bath with shower over, ceramic wall tiling, radiator, spot lighting.

**Front garden:** The front garden is sat behind a low brick wall with wrought iron railings and has been designed for easy maintenance.

**Rear garden:** The rear garden is fully enclosed and predominantly paved with flower beds to either side.

**Price:** £99,950

**Viewings:** All viewings are by advanced appointment with Cardwells Estate Agents, Bolton 01204 381281 or via bolton@cardwells.co.uk.

**Disclaimer:** 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.



**Kitchen**



**Kitchen**



**Bedroom 1**



**Bedroom 2**

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