













Independent Estate Agents Cardwells Est. 1982

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HAWTHORNE ROAD, DEANE, BL3 4BS



- Extended three-bedroom property
- Entrance vestibule, hallway
- Two reception rooms
- Kitchen
- Additional sun room
- Front garden, enclosed rear yard
- Off-street parking to the rear
- Brick-built external WC







Auction Guide Price £120,000

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

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14 Market St, Bury, BL9 0AJ
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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. R.W.L. Cardwell. & R.W. Thompson.

FOR SALE BY AUCTION WITH CARDWELLS AND BTG EDDISONS BE SURE TO REGISTER TO BID FOR THE NOVEMBER AUCTION. An extended three-bedroom property offering spacious and versatile accommodation, presenting an excellent opportunity for investors, developers and owner-occupiers alike. Ideally situated directly opposite Rumworth Park, the property enjoys a convenient residential location, close to a range of local amenities, places of worship, schools and public transport links. The accommodation is arranged over two floors. The ground floor briefly comprises an entrance vestibule leading into a welcoming entrance hallway, two reception rooms, a kitchen and an extended sun room, providing additional living space and flexibility. To the first floor are three bedrooms, offering family accommodation and a bathroom. Externally, the property benefits from a lovely front garden and an enclosed rear yard. The rear yard incorporates a roller shutter door, giving access to the rear lane providing off-street parking and a brick-built WC outhouse. There is gas connected to the property and we understand that the water is not connected to a meter. Offering generous accommodation and considerable scope for modernisation and improvement, this property represents an attractive proposition for investors and buyers looking to enhance and add value. For viewings please contact Cardwells Estate Agents Bolton by phone 01204381281, by email bolton@cardwells.co.uk or via the website www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Coving to the ceiling, doors lead to

Lounge: 14' 3" x 10' 9" (4.34m x 3.27m) Window front aspect, tiled fireplace incorporating a gas fire, coving and rose to the ceiling.

Dining room: 15' 6" x 13' 10" (4.72m x 4.21m) Window rear aspect, tiled fireplace with a wooden mantle surround incorporating a gas fire, built in under stairs storage cupboard.

Kitchen: 9' 4" x 6' 9" (2.84m x 2.06m) uPVC double glazed window rear aspect, fitted wall and base units with working surfaces and tiled splashbacks, stainless steel sink units, space for a gas cooker, space for a washing machine and a fridge freezer.

Sun room: 6' 1" x 5' 3" (1.85m x 1.60m) The sunroom is of brick construction with a window and door leading out onto the rear yard.

Landing: Access to the loft space

Bedroom 1: 14' 3" x 14' 0" (4.34m x 4.26m) Window front aspect.

Bedroom 2: 10' 2" x 6' 9" (3.10m x 2.06m) uPVC double glazed window rear aspect, fitted airing cupboard.

Bedroom 3: 10' 3" x 6' 9" (3.12m x 2.06m) uPVC double glazed window rear aspect.

Bathroom: 7' 6" x 5' 0" (2.28m x 1.52m) White suite comprising, bath, wash basin, close coupled WC, part tiling to the walls, extractor fan.

Outside: Front - there is a lovely garden with plants and flower displays, and a laid to lawn area with a privet hedge. Rear - there is an enclosed paved yard and a brick built WC outhouse. There is a roller shutter door, giving access to the rear lane and could provide off street parking.

Viewings: An excellent opportunity to acquire a spacious property in a convenient and well-established residential location, offering generous accommodation and scope for improvement. Early viewing is highly recommended through Cardwells estate agents Bolton 01204 381 281 bolton@cardwells.co.uk Please note the vendors are employees of fivegate LTD

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold

Council tax: Cardwells estate agents Bolton research indicates the property is band A £1600 per annum

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area

Thinking of selling or letting in Bolton: 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. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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













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