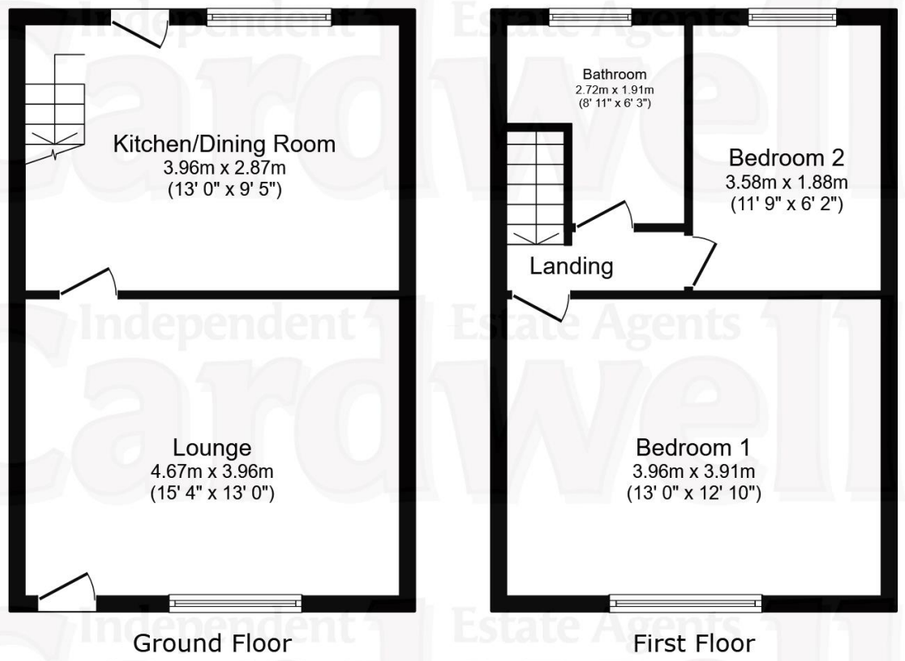




Independent Estate Agents Cardwells Est. 1982

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HATFIELD ROAD, HEATON, BL1 3BU



- **Well presented mid terrace**
- **Lounge & dining kitchen**
- **Two bedrooms**
- **Warmed by gas C.H/uPVC double glazed**
- **Council Tax Band A**
- **Garden fronted**
- **On street parking**
- **Call to view**







£120,000

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Incorporating: Wright Dickson & Catlow. WDC Estates

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Perfect for first time buyers or buy to let investors and sold with NO CHAIN Cardwells Estate Agents Bolton have brought to the market this well presented FREEHOLD two bed mid terrace property on Hatfield Road. Situated in the consistently popular residential area of Heaton with local amenities such as Morrisons and Oxford Grove primary school. The property briefly comprises: Composite entrance door, lounge, dining kitchen, landing, two bedrooms and a family bathroom suite. To the outside is garden fronted with readily available on street parking and there is an enclosed yard to the rear. Warmed by gas central heating and uPVC double glazed throughout.

The arrange a viewing please contact Cardwells estate agents Bolton by phone 01204 381281, on email bolton@cardwells.co.uk, or via the website at www.cardwells.co.uk.

Please note these photographs were taken before the current tenant moved in.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge 15' 4" x 13' 0" (4.67m x 3.96m) Composite entrance door into, feature fireplace and surround, UPVC double glazed window, wall mounted radiator.

Dining Kitchen 9' 5" x 13' 0" (2.87m x 3.96m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, oven, four ring hob, complementary tiled splash backs, spindled staircase to the landing, composite door giving access to the rear.

Landing 2' 4" x 6' 5" (0.71m x 1.95m)

Bedroom One 12' 10" x 13' 0" (3.91m x 3.96m) uPVC double glazed window, wall mounted radiator.

Bedroom Two 11' 9" x 6' 2" (3.58m x 1.88m) Wall mounted gas combination boiler, upvc double glazed window, wall mounted radiator.

Bathroom 8' 11" x 6' 3" (2.72m x 1.90m) Three piece suite comprising Wc, wash basin on a vanity unit, bath with mixer shower attachment and fitted curtain pole, frosted upvc double glazed window, wall mounted heated towel rail, full wall tiling.

Externally To the outside is garden fronted with readily available on street parking and there is an enclosed the yard to the rear

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 59m².

Council Tax Band Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,600.00 per annum payable to Bolton council.

Tenure Cardwells Letting Agents Bolton pre market research indicates that the property is of a freehold tenure.

Conservation Area Cardwells Letting Agents Bolton pre market research indicates that the property is not in a conservation area.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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

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