



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



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**WISBECK ROAD, BOLTON, BL2 2TA**



- Superb family home
- 3 bedrooms, 1 and 2 fitted furniture
- Large garage, 4+5 car driveway
- Porch, hall, lounge thro to dining room
- Extended fitted kitchen oven/hob
- Garden probably double the average size
- Gas combi central heating, uPVC D.G
- White bathroom and shower



**£230,000**

**BOLTON**

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E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

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T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A superb semi detached house in a very popular residential area with a rear garden that is probably twice the size of the average house. Has gas combi central heating and uPVC double glazing, comprises porch, hall, lounge opening through to dining room, fitted kitchen, extended oven/hob etc, landing, three bedrooms, bedrooms 1 and 2 have fitted wardrobes. Modern white bathroom suite and shower. large garage, parking 4 or 5 vehicles. The property is screened by a tall hedgerow, the front being gravelled. Very large rear garden with four patio areas and Astro turf lawn. Please watch the viewing video, viewings are strictly by appointment only, please call Cardwells Estate Agent Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

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

**Porch:** uPVC double glazed entrance.

**Hall:** 9' 8" x 5' 10" (2.95m x 1.78m) Laminate flooring, cloaks cupboard, radiator.

**Lounge:** 11' 2" x 11' 11" (3.4m x 3.64m) Opened through to dining room, uPVC double glazed window, radiator.

**Dining room:** 13' 5" x 10' 6" (4.08m x 3.20m) Inset gas flame fire, radiator, uPVC double glazed window and rear door to the garden.

**Kitchen:** 15' 1" x 6' 9" (4.6m x 2.05m) Professionally fitted with inset single drainer stainless steel sink top, base and wall units, ample worktop space and matching breakfast bar built in oven, hob and stainless steel extractor hood. Lovely complimentary tiling to work areas. Plumbing for automatic washing machine. Pantry, square bay window and rear window both uPVC double glazed. Laminate flooring, designer radiator, spot lights to ceiling.

**Landing:** 6' 9" x 7' 3" (2.06m x 2.20m) uPVC double glazed window.

**Bedroom 1:** 12' 8" x 10' 6" (3.87m x 3.20m) uPVC double glazed window, fitted wardrobes, radiator.

**Bedroom 2:** 9' 2" x 10' 6" (2.8m x 3.20m) uPVC double glazed window, fitted wardrobes, radiator.

**Bedroom 3:** 7' 6" x 7' 3" (2.28m x 2.20m) uPVC double glazed window, radiator.

**Bathroom:** 5' 6" x 7' 3" (1.67m x 2.20m) White suite, bath with mixer shower above, uPVC double glazed window, radiator.

**Garage:** 20' 3" x 10' 2" (6.17m x 3.10m) Large concrete sectional detached garage with up and over door. Driveway parking 4 vehicles (approx)

**Gardens:** Set behind a tall hedgerow and gravelled for parking. Rear garden of approximately double the size of most gardens, 4 large patio areas, Astroturf lawn, garden shed. The garden is level with only 1/2 steps and is fenced, The vendor says the garden is a natural sun trap.

**Viewings:** All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold, 995 years from 1 May 1937, the ground rent is £6 per annum

**Council tax:** Cardwells Estate Agents Bolton research shows the property is in band C annual charges 2023/2024 of £1812.36

**Flood risk information:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells Estate Agents Bolton research shows 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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