



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

**CLEVELANDS, HEATON, BL1 5GJ**



- Stunning 2 bed property/hall/cloaks wc
- Very well appointed prof fitted kitchen
- Large open plan lounge diner
- Gas central heating/timber double glazed
- Two bedrooms/2 en-suites/allocated parking
- Close to highly regarded nurseries/schools
- Sought after award winning development
- Very well maintained communal gardens



**Offers in Excess of £280,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

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

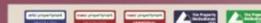
**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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

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.



A stunning two bedroom property on the award winning Clevelands development which was formerly the local preparatory school building, offered to the market with no upward chain by Cardwells Estate Agents Bolton. Conveniently situated on the cusp of stunning outdoor country pursuits with excellent amenities, popular bars and restaurants, highly regarded local nurseries and schools with excellent transport links on the doorstep. Warmed by gas central heating and timber double glazed throughout the property briefly comprises: Communal entrance hallway with many original features, a timber door giving access to the property, reception hallway with built in storage cupboards and cloaks WC, very well appointed professionally fitted kitchen with integrated appliances, large open plan lounge diner, landing and two good bedrooms, both with en suites. To the outside are very well maintained communal gardens and there are two allocated parking spaces. A personal inspection comes with our highest recommendations and this can easily be arranged by ringing Cardwells Estate Agents Bolton in the first instance, seven days a week on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). Please watch the online walk through video prior to booking your appointment.

### Directions

### ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal entrance, timber door into.

**Reception hallway:** 9' 2" x 9' 5" (2.79m x 2.87m) Wall mounted intercom, quality fitted carpets, built in storage cupboard, wall mounted radiator, turning staircase to the landing.

**Cloaks WC:** 4' 3" x 6' 3" (1.29m x 1.90m) Two piece suite comprising WC, pedestal wash basin, wall mounted heated towel rail.

**Kitchen:** 12' 9" x 9' 2" (3.88m x 2.79m) Very well appointed professionally fitted kitchen comprising one and a half bowl stainless steel sink with mixer tap over, base and wall units, worktops, integrated appliances, double oven, four ring gas hob with extractor above, inset ceiling spotlights, quality fitted tiled flooring.

**Lounge:** 21' 7" x 9' 2" (6.57m x 2.79m) Quality fitted carpets, 3 timber glazed windows, 2 wall mounted radiators.

**Landing:** 15' 1" x 15' 10" (4.59m x 4.82m) Double built in storage cupboard housing the gas boiler, wall mounted radiator.

**Bedroom 1:** 24' 3" x 9' 4" (7.39m x 2.84m) Quality fitted carpets, three wall mounted radiators, two timber double glazed windows.

**En suite:** 6' 2" x 7' 6" (1.88m x 2.28m) Three piece suite comprising WC, pedestal wash basin, walk in corner shower cubicle, full floor and wall tiling, wall mounted heated towel rail.

**Bedroom 2:** 19' 9" x 8' 3" (6.02m x 2.51m) Quality fitting carpets, wall mounted radiator, timber double glazed window.

**Bedroom 2 en suite:** 8' 1" x 5' 3" (2.46m x 1.60m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower and fitted glass screen, floor and wall tiling, wall mounted heated tower rail.

**Externally:** To the outside are very well maintained communal areas and there are two allocated parking spaces to the rear of the building.

**Viewings:** For all viewings, please call Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Council tax:** Cardwells Estate Agents Bolton pre market research has indicated that the council tax is band E with Bolton Council at an approximate cost of around £

**Tenure:**

**Flood risk information:** Cardwells Estate Agents Bolton pre market research has indicated that the property is a very low flood risk area.

**Conservation area:** Cardwells Estate Agents Bolton research has indicated that 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 can be a most helpful starting point before advertising your property for sale. Just call us on 01204 381281 or email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk) if you are pleased to

**Arranging a viewing:** You can arrange a viewing by calling us on 01204 381281 or emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**Disclaimer:** Cardwells Estate Agents Bolton are a representative of the seller or landlord. All information is given upon as far as we are aware and is not intended to constitute an offer 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 any party. Parties must check with their solicitor to check with the seller or landlord. Any floor plan is for illustrative purposes only. All clients should be advised that the property is to be sold or let as seen. All clients should be advised that the property is to be sold or let as seen. Cardwells Estate Agents Bolton are not responsible for any loss or damage to the property. Clients should be advised that the property is to be sold or let as seen. Cardwells Estate Agents Bolton are not responsible for any loss or damage to the property.



