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AVONCLIFF CLOSE, HALLIWELL, BL1 8BD



- Detached family home
- Four bedrooms
- En suite and family bathroom
- Cloakroom w.c
- Recently modernised kitchen
- Driveway/garage parking
- Front and rear gardens
- Freehold



£325,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Located within a quiet cul-de-sac and occupying a superb elevated position is this four bedroom detached family home, situated close to many local amenities and within approximately a mile and a half of Bolton town centre. Internally the property comprises an entrance hallway, cloakroom/Wc, lounge with archway through to the dining room and recently modernised kitchen to the ground floor. To the first floor there are four good sized bedrooms with the master having an en-suite and a family bathroom. Internal inspection is highly recommended and to arrange a viewing please contact Cardwells Estate Agents Bolton 01204 381281 or alternatively visit cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, radiator.

Cloakroom w.c: 4' 5" x 3' 1" (1.35m x 0.94m) Ceiling light point, Wc, sink, double glazed window to the front, radiator, laminate effect flooring, tiled walls.

Lounge: 14' 10" x 11' 9" (4.52m x 3.58m) Ceiling light point, double glazed bow window to the front, feature electric fire place with marble surround, radiator, archway leading to the dining room.

Dining room: 9' 1" x 8' 8" (2.77m x 2.64m) Ceiling light point, double glazed French doors to the rear, radiator.

Kitchen: 15' 6" x 9' 1" (4.72m x 2.77m) Downlights, double glazed window to the rear, stable door to the rear, under stairs storage, fitted wall and base units with extractor fan, five ring gas hob, double electric oven with integrated microwave, dishwasher, fridge/freezer, space for the washing machine, two sinks with mixer taps and drainers, breakfast bar.

Landing: Ceiling light point, loft access, storage cupboard.

Bedroom 1: 13' 7" x 8' 8" (4.14m x 2.64m) Ceiling light point, double glazed window to the front, fitted wardrobes, radiator.

En suite: 7' 0" x 5' 4" (2.13m x 1.63m) Ceiling light point, double glazed window to the rear, WC, pedestal sink, walk-in, shower, cubicle, heated towel rail, tiled walls.

Bedroom 2: 11' 8" x 9' 6" (3.56m x 2.9m) Ceiling light point, double glazed window to the rear, radiator.

Bedroom 3: 12' 4" x 7' 8" (3.76m x 2.34m) Ceiling light point, double glazed windows to the front, laminate Flooring, radiator.

Bedroom 4: 7' 6" x 7' 4" (2.29m x 2.24m) Ceiling light point, double glazed window to the front, radiator.

Family bathroom: 8' 2" x 5' 4" (2.49m x 1.63m) Downlights, double glazed window to the rear, WC, vanity unit with inset sink, panelled bath with mixer tap, and shower over, radiator, part tiled walls.

Garage: Ceiling light point, up and over garage door, loft access, space for a dryer and fridge/freezer.

Externally: Long sweeping driveway leading to the garage at the front of the property with a large lawned garden to the side. To the rear of the property there is a flagged patio area with a lawned garden and borders to the rear and sides.

Viewings: All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Freehold.

Council tax: Cardwells estate agents Bolton research shows the property is band D, annual charges of £1960

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: If you are thinking of selling 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.

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

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