

TENBY AVENUE, HEATON, BL1 5LT



- 2 bed semi detached house
- No upward chain involved
- Extended kitchen dining room
- Offers great potential
- Quiet & convenient location
- Close to good amenities
- Double glazed to majority
- Viewing advised



**£175,000**

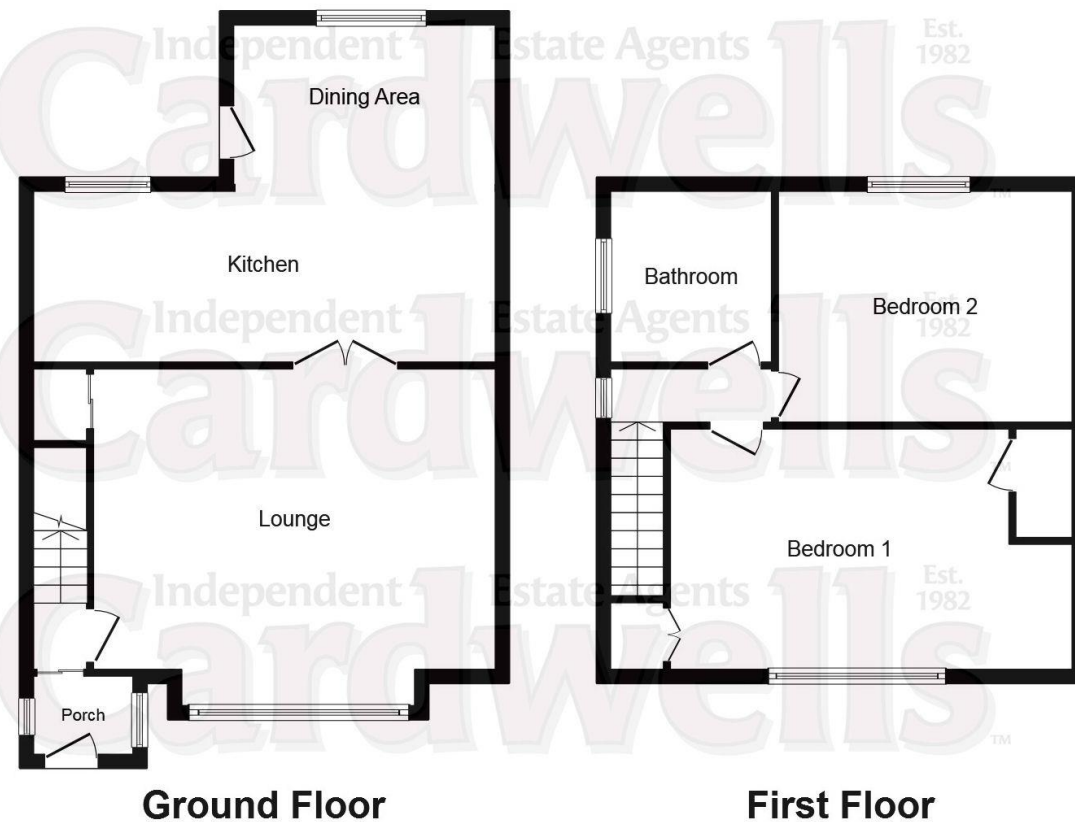
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D	64	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Ground Floor

First Floor



A traditional extended Accrington brick built, semi-detached house, situated in a very popular and convenient location. The property has the advantage of no upward chain involved and does require some modernisation offering excellent potential. Tenby Avenue is quiet, close to good amenities, including excellent primary schools, local shops and transport links. The property would appeal to first time buyers, downsizers, or perhaps investors. Viewing is highly recommended through Cardwells estate agents, Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The accommodation briefly comprises, Entrance porch, hallway, lounge, and an extended spacious open plan, kitchen dining room. Upstairs, there are two double bedrooms and a bathroom. Outside there are gardens to the front and rear, along with a driveway which leads to a single garage.

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

Timber framed front door leading to

**Entrance porch:** Two double glazed windows, archway, through to

**Hallway:** Radiator, staircase leading to the landing.

**Lounge:** 16' 0" x 13' 1" (4.87m x 3.98m) Double glazed bay window, front aspect, marble fireplace with a wooden mantle and surround, radiator, built in under stairs storage cupboard, twin opening doors, leading to

**Open plan kitchen dining room:** 16' 4" x 8' 10" (4.97m x 2.69m)

**Kitchen:** uPVC double glazed window, rear aspect, fitted wall and base units, working surfaces, inset 1 1/2 bowl, single drainer sink unit with mixer tap, space for a cooker, space for a washing machine, tiled floor, wooden 'mock' beams to the ceiling, radiator.

**Dining area:** uPVC double glazed window, rear garden aspect, tiled floor, wooden stable style door, rear garden aspect.

**Landing:** Frosted glazed window, side, aspect, doors leading to

**Bedroom 1:** 13' 2" x 12' 0" (4.01m x 3.65m) uPVC double glazed window, front aspect, built-in double wardrobe, fitted storage cupboard, exposed wooden floorboards, radiator.

**Bedroom 2:** 11' 0" x 9' 9" (3.35m x 2.97m) uPVC double glazed window rear aspect, exposed wooden floorboards, radiator.

**Bathroom:** 7' 9" x 6' 1" (2.36m x 1.85m) uPVC frosted double glazed window, side, aspect, matching suite comprising, enclosed bath with mixer tap, wash basin, close coupled WC, radiator, part panelling to the walls, inset spotlights to the ceiling.

**Outside:** Outside to the front, there is a paved garden, a gated driveway leads along the side elevation to a single detached garage with twin opening doors. To the rear the garden is enclosed and mainly block paved with plant and tree beds aside. An external door gives access to the garage.

**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, 5000 years from 20 October 1926

**Council tax:** Cardwells estate agents Bolton research shows the property is band B

**Plot size:** Cardwells estate agents Bolton research shows the approximate plot size is 0.04 acre.

**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.

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**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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