

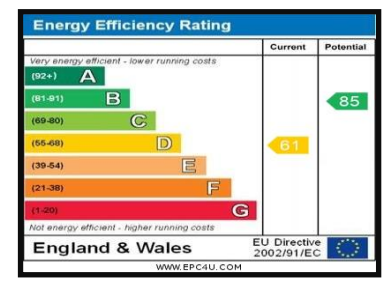
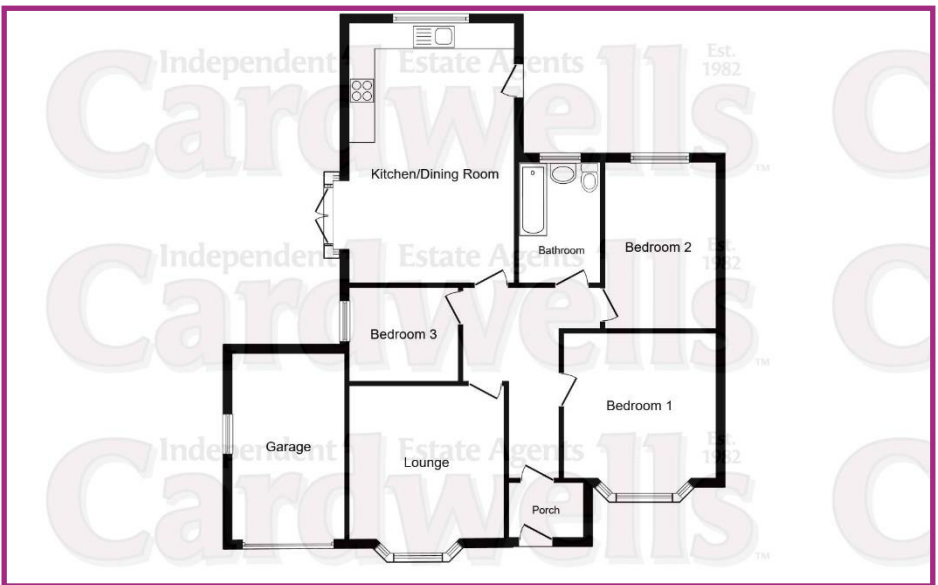
Independent Estate Agents **Cardwells** Est. 1982

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HORRIDGE FOLD AVENUE, OVER HULTON, BL5 1AE



- Stunning views to the front
- Three good sized bedrooms
- Extended kitchen/family room
- Four piece bathroom suite
- Driveway and garage parking
- Cul-de-sac position
- Loft room
- Short drive to local amenities



£320,000

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 11 Institute St, Bolton, BL1 1PZ
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With views over the fields to the front, this semi detached bungalow would make a wonderful home for those that like some tranquility away from the hustle and bustle of everyday life. Nestled at the end of a quiet cul-de-sac and tucked away, just off St Helens Road, Over Hulton, Horridge Fold Avenue is situated within a short drive of the M61 motorway network, bus routes and popular schools. The accommodation on offer briefly comprises a vestibule, entrance hallway, lounge with views over fields, extended kitchen/diner/family room, three bedrooms and a four piece bathroom. Externally there is a driveway parking leading to a garage and a raised lawned garden with flower beds at the front. The rear garden is predominantly laid to lawn with flower beds, borders and additional space to the side of the property. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381282 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: 0' 0" x 0' 0" (0m x 0m) Tiled floor with door into the hallway.

Entrance Hallway: 11' 5" x 10' 1" (3.48m x 3.08m) Loft access, wooden flooring, radiator.

Loft Room: 13' 1" x 8' 6" (4.00m x 2.60m) Velux window, used for storage.

Lounge: 11' 11" x 11' 11" (3.64m x 3.64m) (excluding the bay) Double glazed bay window overlooking the fields to the front, radiator.

Kitchen/Family/Dining Room: 20' 2" x 14' 9" (6.14m x 4.49m) Fitted kitchen with an excellent range of drawers, base and wall cabinets, freestanding cooker and hob with extractor over, washing machine, uPVC double patio doors off to the side which enjoy the views to the side, UPVC double glazed window to the rear, wall mounted gas combination central heating boiler, UPVC rear entrance door, radiator.

Bedroom 1: 12' 6" x 11' 5" (3.80m x 3.49m) (into bay) Radiator, double glazed bay window to the front.

Bedroom 2: 12' 0" x 8' 11" (3.67m x 2.73m) Double glazed window to the rear, radiator.

Bedroom 3: 8' 5" x 8' 0" (2.57m x 2.45m) Double glazed window to the side, radiator, fitted wardrobes.

Bathroom: 8' 6" x 6' 5" (2.59m x 1.96m) Double glazed window to the rear, three piece suite incorporating a wc, wash hand basin, panelled bath, walk in shower cubicle, tiled flooring with tiled splashback to the walls, vertical ladder radiator.

Garage: 14' 7" x 8' 9" (4.45m x 2.66m) Up and over garage door, double glazed window to the side.

Externally: To the front of the property there is a driveway parking leading to a garage and a raised lawned garden with flower beds. The rear garden is predominantly laid to lawn with flower beds, borders and additional space to the side of the property.

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 995 years from 1 September 1925

Council tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £1909.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.11 acres.

Flood risk information: Cardwells estate agents Bolton research shows the property is in a low flood risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Viewings: Viewings can be arranged via an advanced appointment with Cardwells Estate Agents Bolton 01204 381281 or via bolton@cardwells.co.uk, www.cardwells.co.uk

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

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 or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part 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 the information provided, all interested parties must 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

