



CLEVELEYS AVENUE, TONGE FOLD, BL2 2TB



- No onward chain
- Semi detached house
- Three bedrooms
- Two receptions
- Driveway and garage parking
- Front and rear gardens
- Close to many amenities
- Good access to local schools



£180,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: 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.



Cardwells Estate Agents Bolton bring this well loved, semi detached family home, with NO ONWARD CHAIN to the market. The property is located close to many local amenities and gives good access to both Bolton and Bury town centres. Please note that this property is currently being processed for probate which we understand may take approximately 16 weeks until grant of probate is issued. Internally the property comprises an entrance hallway, lounge, dining room and kitchen to the ground floor with three bedrooms and a bathroom to the first floor. Externally there is gated access to driveway parking which leads to the garage at the rear and a lawned garden with borders surrounding. To the rear of the property, there is a lawned garden with mature borders and designated seating area, space for a greenhouse and door leading to detached garage. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Radiator, stairs the first floor.

Dining Room: 11' 11" x 10' 8" (3.62m x 3.25m) Wall lamp, radiator, double glazed window to the front.

Lounge: 11' 3" x 10' 7" (3.43m x 3.23m) Wall mounted gas fire, radiator, double glazed bay window to the rear overlooking the garden.

Kitchen: 7' 3" x 7' 0" (2.20m x 2.14m) Double glazed window to the side, double glazed door to the rear, fitted wall and base units with one and a half stainless steel sink with mixer tap and drainer, space for a gas cooker, washing machine and fridge freezer, radiator.

Landing: Loft access, double glazed window to the side.

Bedroom 1: 12' 6" x 10' 8" (3.80m x 3.25m) Double glazed window to the front, fitted wardrobes, radiator.

Bedroom 2: 10' 8" x 9' 7" (3.26m x 2.93m) Fitted wardrobes, double glazed window to the rear overlooking the garden, radiator.

Bedroom 3: 7' 4" x 7' 1" (2.23m x 2.17m) Double glazed window to the front, radiator.

Bathroom: 7' 1" x 5' 11" (2.15m x 1.80m) Double glazed window to the rear, wall mounted vertical radiator, three piece suite incorporating a vanity unit and in sink, WC, shower cubicle, tiled floor and walls.

Externally: To the front of the property there is gated access to a driveway parking which leads to the garage to the rear and a lawned garden with borders surrounding. At the rear of the property there is a lawned garden with mature borders, designated seating area, space for a greenhouse and door leading to detached garage.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 995 years from 1 May 1938

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1670

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Flood Risk: 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.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: 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. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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

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

