



EASTGROVE AVENUE, SHARPLES, BL1 7EZ



- No onward chain
- In need of modernisation
- Three bedrooms
- Two reception rooms
- Front and rear gardens
- Semi detached home
- Close to local amenities
- Sharples



£200,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN, is this semi detached home located within a popular area of Sharples. The property does require modernisation throughout and the accommodation comprises an entrance hallway, lounge, dining room, kitchen, and utility to the ground floor. To the first floor there are very good size bedrooms, bathroom and separate WC. Externally there is a garden with block paved driveway leading down the side of the property. At the rear of the property there is a garden. Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Ceiling light points, double glazed porch with door leading into the hallway.

Entrance hallway: Ceiling light points, storage heater, under stairs storage.

Lounge: 12' 3" x 12' 0" (3.73m x 3.65m) Ceiling light point, storage heater, double glazed window to the front.

Dining room: 12' 2" x 11' 9" (3.72m x 3.59m) Ceiling light point, open into the snug.

Snug: 11' 8" x 4' 10" (3.55m x 1.48m) Ceiling light point, double glazed window to the rear door to utility.

Kitchen: 8' 6" x 6' 11" (2.58m x 2.11m) Ceiling light point, stainless steel sink with drainer.

Utility room: 7' 2" x 4' 10" (2.18m x 1.48m) Ceiling light point, double glazed window to the rear, double glazed door to the rear.

Landing: Double glazed window to the side.

Bedroom 1: 12' 0" x 11' 9" (3.65m x 3.58m) Ceiling light point, double glazed bay window to the front.

Bedroom 2: 12' 3" x 11' 8" (3.73m x 3.56m) Ceiling light point, double glazed window to the rear, storage heater.

Bedroom 3: 8' 0" x 7' 3" (2.43m x 2.20m) Ceiling light point, double glazed window to the front.

Separate w.c.: 4' 3" x 2' 9" (1.29m x 0.83m) Ceiling light point, WC, double glazed window to side.

Bathroom: 7' 2" x 5' 5" (2.18m x 1.66m) Ceiling light point, pedestal sink, panel bath, tiled splashback to the walls, double glazed window to the rear.

Externally: To front of the property there is a garden with block paved driveway leading down the side of the property. At the rear of the property there is a garden.

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 Leasehold, 999 years from 12 May 1949

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

Flood risk information: Cardwells estate agents Bolton research shows the property is not in a flood risk area.

Conservation area: Cardwells estate agents Bolton research shows 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 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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