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FOUNTAINS AVENUE, TONGE MOOR, BL2 2NZ



- For sale by auction
- Three bedrooms
- Semi detached home
- Needs modernisation throughout
- No onward chain
- Front and rear gardens
- Large brick built garage
- Bathroom and cloakroom WC



Auction Guide Price £90,000

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 E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered for sale with NO ONWARD CHAIN and through our Auction partners, Pugh & Co, is this good sized semi detached property located in Tonge Moor. The property does require modernisation throughout and comprises an entrance hallway, lounge, kitchen/diner and ex to the ground floor with three bedrooms and bathroom to the first floor. Externally there is a lawned garden with driveway parking which leads to the brick built garage with a lawned garden and patio area to the rear of the property. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Brick built single glazed porch with door leading into the hallway.

Entrance hallway: Ceiling light point, radiator, laminate effect flooring, storage cupboard with wall mounted boiler and double glazed window to the rear.

Lounge: 16' 2" x 12' 2" (4.92m x 3.70m) Ceiling light point, wall lamps, double glazed window today front, sliding patio doors to the lean to, radiator.

Kitchen diner: 12' 8" x 9' 5" (3.87m x 2.86m) Ceiling light point, downlights, double glazed window to the front, fitted wall and base units with space for an electric cooker and fridge/freezer.

Cloakroom wc: 4' 4" x 2' 7" (1.31m x 0.80m) Ceiling light point, WC, double glazed window to the rear.

Landing: Ceiling light point, loft access, double glazed window to the front.

Bedroom 1: 16' 2" x 9' 6" (4.92m x 2.90m) Ceiling light point, dual aspect double glazed windows to the front and the rear, fitted wardrobes.

Bedroom 2: 12' 6" x 9' 3" (3.80m x 2.82m) Ceiling light point, double glazed window to the rear.

Bedroom 3: 12' 6" x 6' 8" (3.81m x 2.02m) Ceiling light point, double glazed window to the front.

Bathroom: 6' 4" x 5' 10" (1.93m x 1.78m) Ceiling light points, extractor fan, walking shower WC, pedestal sink, tiled walls, double glazed window to the rear.

Externally: To the front of the property there is a lawned garden with driveway parking which leads to the brick built garage with a lawned garden and patio area to the rear of the property.

Parking: Driveway parking and brick built garage

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 A annual charges of £1432

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: 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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

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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

