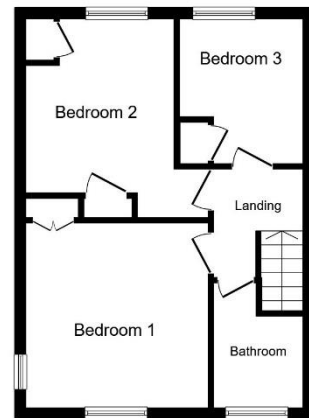




Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

CLEVELEYS AVENUE, TONGE FOLD, BL2 2TB



- 3 bedroom 'quasi semi'
- No upward chain involved
- Popular & convenient location
- Close to Tonge Fold & transport
- Ideal family home
- Kitchen dining room, WC room
- Generous sized garden
- Driveway, useful storage rooms



Offers Over £195,000

BOLTON

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

BURY

14 Market St, Bury, BL9 0AJ
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LETTINGS & MANAGEMENT

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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.



A traditional quasi semi detached house, close to Tonge Fold with No upward chain involved. Cardwells are pleased to offer for sale this three bedroom family home, close to good local amenities, including schools, shops and transport links. The property has a larger than average garden and plenty of storage internal storage space. It is fair to say that minor updating would be beneficial and offers great scope for further improvement. The accommodation briefly comprises entrance hall, kitchen dining room, lounge, rear porch, WC room and two useful storage rooms. Upstairs there are three bedrooms and a bathroom with a white suite. Outside there are generous sized gardens to the front and rear along with a paved driveway for off-street parking. The property also benefits from uPVC double glazing and gas central heating. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door and window

Entrance hall: Radiator, open on under stairs storage, staircase to the landing.

Lounge: 10' 11" x 17' 10" (3.32m x 5.43m) 2 uPVC double glazed windows to the rear garden aspect, fireplace fire mounted on a marble hearth, radiator, coving to the ceiling.

Kitchen dining room: 13' 1" x 11' 5" (3.98m x 3.48m) 2 uPVC double glazed windows and door to front and side aspect, modern fitted wall and base units with complementary worktops, stainless steel sink unit with mixer tap, space for a washing machine, space for a cooker and a fridge freezer, built in pantry cupboard, tiled splashback.

From the kitchen there is a rear porch with doors leading to:

WC: uPVC frosted double glazed window to the front aspect.

Storage Room: 2 uPVC double glazed windows to the side aspect. There is a further smaller storage room.

Landing: Access to the loft, doors lead to:

Bedroom 1: 11' 7" x 11' 6" (3.53m x 3.50m) 2 uPVC double glazed windows to the front aspect, built-in double wardrobe, radiator.

Bedroom 2: 12' 8" x 11' 6" (3.86m x 3.50m) uPVC double glazed window to the rear aspect, radiator below, two built-in storage cupboards.

Bedroom 3: 9' 1" x 8' 0" (2.77m x 2.44m) uPVC double glazed window rear aspect, radiator below, built-in storage cupboard.

Bathroom: 7' 10" x 6' 1" (2.39m x 1.85m) uPVC frosted double glazed window to the front aspect, white suite comprising enclosed bath with mixer tap and a separate shower above, wash hand basin, close coupled WC, radiator, tiling to the walls, electric wall heater.

Outside: To the front there is a laid to lawn garden and a gated paved pathway. Twin opening gates lead to a paved driveway which provides off-street parking. A further pathway gives access to the rear elevation. To the rear there is a generous sized laid to lawn garden, with privet hedging. There is also a paved patio and a pathway to the rear elevation.

Viewings: All viewings are by advanced 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 council band A annual charges of approximately £1432.

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.

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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