



Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

5 EASTGROVE AVENUE, BOLTON, BL1 7EZ



- Semi detached dormer bungalow
- Generous Freehold corner plot
- Two reception rooms, guest wc
- Probably used as 2 beds & 2 receptions
- Though could be used as 3 bedrooms
- Grnd flr WC, white bathroom & sep WC
- Wrought iron gated brick paved driveway
- Gas combi C.H, uPVC D.G, no upward chain



£249,995

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A semi detached dormer bungalow positioned in a superb location enjoying versatile accommodation which could perhaps be used as two or three bedrooms over two levels. Locally, popular schools are just a short walk away while excellent transport links, nurseries, sporting clubs/facilities and beautiful local countryside are all within easy reach. Both Bromley Cross and Hall Ith Wood train stations are ideal if you commute via railway and the A666 is perfect for those commuting via road. The property has recently been improved by our clients and is offered for sale with no further upward chain. The accommodation briefly comprises: reception hallway, guest WC, bay window large lounge, dining room (could perhaps be used as a third bedroom), fitted kitchen, first floor landing, bay window master bedroom, second bedroom, white bathroom suite and separate WC room. Externally there are wrought iron vehicle access gates which lead to the brick paved driveway providing off-road car parking. Whilst there are garden areas to the front, side and rear which have been designed for easy maintenance and all year round enjoyment. The property benefits from uPVC double glazing, gas combination central heating, has recently been redecorated, quality carpets have been laid etc. There really is a great deal to admire in this property and viewing is highly recommended. In the first instance there is a walk-through viewing video available to watch and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

Directions

Leave Bolton Via Blackburn Road, continue through the lights at the junction with Asda and Crompton Way in the direction of Egerton, turn left onto Sharples Avenue just before the Petrol Station onto Sharples Avenue and then first right onto Eastgrove Avenue, where the property will be found on the left hand side

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

HALL 17' 6" x 7' 10" (5.33m x 2.39m) uPVC windows to both the front and the side each with fitted blinds, radiator, timber flooring, spindled turning staircase off to the first floor with under stairs storage space.

CLOAKS WC 4' 2" x 2' 7" (1.27m x 0.79m) White W.C, uPVC double glazed window, wood laminate flooring.

LOUNGE 15' 3" x 12' 11" (4.65m x 3.94m) uPVC bay window to the front with fitted blinds, timber flooring, radiator, spot lighting.

DINING ROOM 12' 7" x 12' 10" (3.84m x 3.91m) Feature detailed timber fireplace surround with tiled hearth, uPVC window overlooking the rear garden with fitted blinds, radiator, spotlighting. This is versatile accommodation and this could perhaps be used as a third bedroom if so required.

KITCHEN 12' 1" x 7' 3" (3.68m x 2.21m) Fitted with a matching range of: drawers, base and wall cabinets, the Samsung oven/grill has recently been professionally cleaned (October 22) as has the gas hob, stainless steel single bowl sink and drainer with mixer tap over, wall mounted gas combination central heating boiler, uPVC window to side, ceramic wall tiling, radiator, rear entrance door, recently decorated.

LANDING The tall uPVC window over the stairs casts natural light over the landing which has recently been redecorated, inset spotlighting, spindles stairs.

BEDROOM 1 12' 9" x 13' 3" (3.89m x 4.04m) uPVC window to front, radiator, loft access point, walk in style built-in wardrobe space, spotlighting.

BEDROOM 2: 7' 5" x 8' 6" (2.26m x 2.59m) UPVC windows to the side and the rear, radiator, spotlighting, built-in double wardrobe/storage space.

BATHROOM 9' 8" x 5' 6" (2.95m x 1.68m) White two-piece bathroom suite comprising pedestal wash hand basin, bath with electric shower over and fitted glass shower screen, wood laminate flooring, built-in shelving areas, UPVC window, fitted blinds, radiator, recently decorated, spot lighting.

SEPARATE WC 4' 5" x 2' 11" (1.35m x 0.89m) White two piece suite comprising wash hand basin and WC, uPVC window with fitted blinds, radiator, recently decorated.

GARDENS The overall plot size extends to around 0.08 of an acre with garden areas to the front, side and the rear. All of the gardens have been designed for easy maintenance and all year round enjoyment. There is a golden gravel finish around the stone circular central feature to the front garden, golden gravel finish around the rockery to the side garden With a mature hydro which enhances the privacy. While to the rear garden there is a raised decked patio area, golden gravel finish and a detached timber shed for storage. There is external lighting and this is a most pleasant setting.

PARKING Double wrought iron vehicle access gate open to lead to the brick paved driveway providing off-road parking.

CHAIN DETAILS: The property is sold with vacant possession and no further upward chain.

PLOT SIZE: The plot size extends to around 0.08 of an acre.

COUNCIL TAX: We understand that the council tax band C with Bolton Council

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