



Independent Estate Agents
Cardwells Est. 1982

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WYNDHAM AVENUE, MIDDLE HULTON, BL3 4LQ



- No onward chain
- Semi detached family home
- Three bedrooms
- Lounge and dining areas
- Driveway parking
- Close to local amenities
- Beautiful front and rear gardens
- Needs some modernisation



£170,000

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 E: bolton@cardwells.co.uk

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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.

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Offered for sale with NO ONWARD CHAIN is this semi detached family home located within Middle Hulton. Whilst the property does need some updating, there is great potential to the side and the rear of the property to extend given the necessary planning consents. Internally the property comprises an entrance hallway, kitchen, lounge area and dining area to the ground floor with three bedrooms and a bathroom to the first floor. Externally there is a flagged driveway with a well-maintained lawn garden surrounded by flowerbeds to the front. To the rear of the property there is a flagged patio area which leads down the side of the property to the gate to the front. The rear garden is beautifully maintained and has a well manicured lawn with flowerbeds and borders to either side. There is also a patio area to the rear of the garden with space for a shed and a greenhouse. 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: Ceiling light point, double glazed window to the front, radiator, stairs to the first floor.

Lounge area: 12' 4" x 9' 8" (3.76m x 2.94m) Ceiling light point, double glazed bay window to the front, radiator.

Dining area: 11' 3" x 10' 6" (3.44m x 3.21m) Ceiling light point, radiator, double glazed French doors leading onto the patio.

Kitchen: 8' 2" x 7' 9" (2.48m x 2.35m) Ceiling light point, double glazed window to the rear, range of fitted wall and base units with space for a gas cooker, washing machine, dryer, fridge freezer, stainless steel sink with mixer tap and drainer, tiled splashback to the walls, wall mounted boiler.

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

Bedroom 1: 10' 11" x 9' 8" (3.32m x 2.95m) Ceiling light point, fitted wardrobes, radiator, double glazed bay window to the front.

Bedroom 2: 10' 11" x 8' 2" (3.34m x 2.50m) Ceiling light point, radiator, double glazed window to the rear overlooking the garden.

Bedroom 3: 7' 11" x 6' 8" (2.42m x 2.04m) Ceiling light point, fitted wardrobes, radiator.

Bathroom: 7' 11" x 6' 2" (2.42m x 1.89m) Ceiling light point, double glazed window to the side, radiator, tiled walls, three piece suite incorporating a vanity unit with inset sink, WC, walk-in shower cubicle, storage cupboard.

Externally: To the front of the property, there is a flagged driveway with a well-maintained lawn garden surrounded by flowerbeds. To the rear of the property there is a flagged patio area which leads down the side of the property to the gate to the front. The rear garden is beautifully maintained and has a well manicured lawn with flowerbeds and borders to either side. There is also a patio area to the rear of the garden with space for a shed and a greenhouse.

Parking: Driveway parking.

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 B annual charges of £1670

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: 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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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

