



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

WAVERLEY AVENUE, KEARSLEY, BL4 8HU



- Semi detached family home
- Three bedrooms
- Front and rear gardens
- Driveway parking
- Close to local schools and amenities
- Short distance to commuter routes
- No onward chain
- Popular location



Offers in the Region Of £175,000

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Offered for sale with NO ONWARD CHAIN is this semi detached family home located within Kearsley. The property is situated close to local amenities, schools and is ideally placed for the commuter with St. Peters Way and the M62 motorway network in close proximity. Internally the property does require some modernisation and comprises an entrance hallway, lounge and kitchen/diner to the ground floor with three bedrooms and a bathroom to the first floor. Externally there is a flagged driveway and garden to the front. To the rear of the property there is a flagged patio area with an artificial lawned garden. There is a good sized wooden summer house with double glazed windows and a French door. 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, stairs to the first floor.

Lounge: 14' 11" x 13' 11" (4.54m x 4.24m) Ceiling light point, double glazed window to the front

Kitchen/Diner 18' 0" x 8' 11" (5.48m x 2.73m) Ceiling light point, double glazed window to the rear overlooking the garden, double glazed French doors leading to the patio, range of fitted wall and base units with extractor fan, integrated gas hob and electric oven, space for a washing machine, dryer, integrated fridge/freezer, one and half sink with mixer tap and drainer, radiator, tiled floor with splashback to the walls.

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

Bedroom One: 11' 11" x 11' 3" (3.63m x 3.43m) Ceiling light point, double glazed window to the front, radiator.

Bedroom 2: 11' 3" x 11' 1" (3.43m x 3.39m) Ceiling light point, double glazed window overlooking the garden to the rear, radiator.

Bedroom 3: 11' 11" x 6' 5" (3.64m x 1.95m) Ceiling light point, double glazed window to the front, radiator.

Bathroom: 6' 4" x 4' 11" (1.92m x 1.49m) Downlights, double glazed window to side, three piece suite incorporating a WC, wash hand basin, panel bath with mixer tap, tiled floor and walls.

Externally: At the front of the property there is a flagged driveway and a garden. To the rear of the property there is a flagged patio area with an artificial lawned garden, There is a good sized wooden summer house with double glazed windows and a French door.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

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: 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.

Viewings: 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.

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. 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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