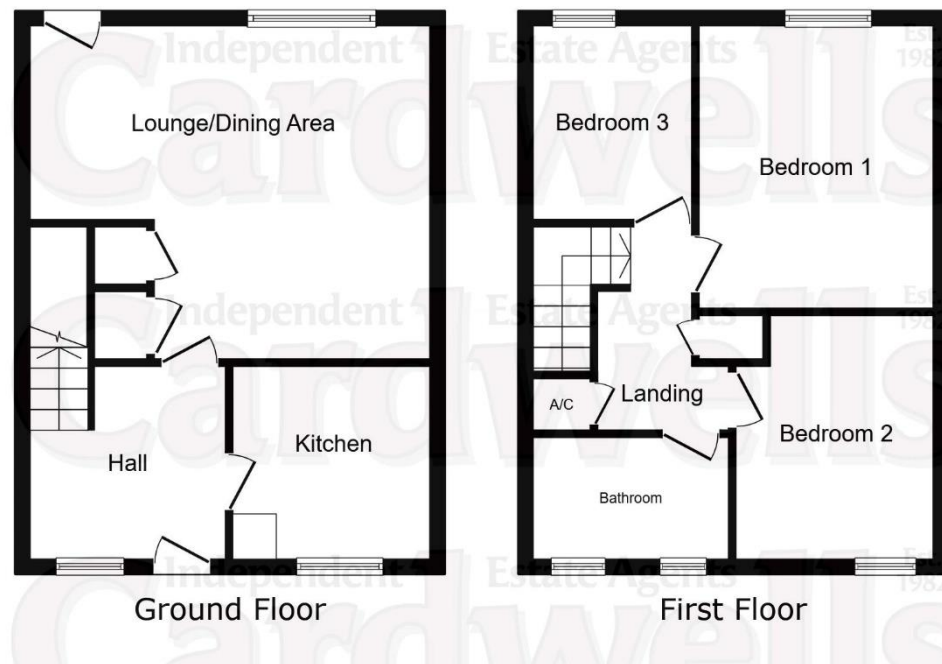


PENDLE COURT, ASTLEY BRIDGE, BL1 6PY



- 3 bedroom maisonette
- No upward chain involved
- Family size accommodation
- Some updating required
- Open plan lounge dining room
- Balcony, modern fitted bathroom
- Communal gardens, residents parking
- Close to good amenities



Auction Guide Price £86,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered for sale with Pugh and Co auctions, this three bedroom maisonette style property, with accommodation over two floors. Pendle Court is just off Thorns Road, within close proximity of Moss Bank Way, good schools and shops. This family sized property would benefit from some cosmetic updating, and offers great potential. Outside there are communal gardens and residents parking. The accommodation briefly comprises, entrance hall, kitchen and an open plan lounge dining room. Upstairs there are three bedrooms and a family bathroom with a modern white suite. Outside, there are communal gardens and a residents car park. The property also benefits from UPVC double glazing and electric hot water system. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC front door leading to:

Entrance Hall: UPVC frosted double glazed window to the front aspect, staircase to the landing, doors lead to:

Kitchen: 8' 11" x 8' 10" (2.72m x 2.69m) UPVC double glazed window front aspect, fitted wall and base units with Work top surfaces and tiled splashbacks, space for a cooker, stainless steel sink unit with mixer tap, space for a washing machine and a fridge freezer, built-in storage cupboard.

Lounge dining room: 14' 7" x 16' 6" (4.44m x 5.03m) UPVC double glazed door and window to the rear aspect, two built-in storage cupboards, wall mounted electric heater. From the lounge, the balcony can be accessed via the UPVC double glazed door.

Landing: Access to the loft, two built-in storage cupboards, doors lead to:

Bedroom One: 12' 9" x 9' 0" (3.88m x 2.74m) UPVC double glazed window to the rear aspect.

Bedroom Two: 11' 0" x 7' 4" (3.35m x 2.23m) UPVC double glazed window to the front aspect, wall mounted electric heater.

Bedroom Three: 8' 9" x 7' 2" (2.66m x 2.18m) UPVC double glazed window to the rear aspect.

Bathroom: 5' 6" x 8' 8" (1.68m x 2.64m) 2 UPVC frosted double glazed windows to the front aspect, modern white suite comprising, enclosed bath with mixer tap/shower attachment, shower cubicle, wash basin with mixer tap inset to a vanity unit incorporating a WC, tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 28 November 1984.

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

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any 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

