



Independent Estate Agents  
**Cardwells** Est. 1982

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**MALTON AVENUE, DEANE, BL3 4JH**



- Three bedrooms
- Large garden to rear
- Driveway parking
- In need of modernisation
- Lounge
- Modern fitted kitchen diner
- Potential to extend subject to planning
- Close to local amenities



**Offers in the Region Of £150,000**

**BOLTON**

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

**BURY**

14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@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.





Located on a quiet estate just off Hulton Lane is this good sized end terraced property which offers plenty of potential throughout. The property is located close to many local amenities and within a short drive of the M61 motorway network. Internally the accommodation comprises an entrance hallway, lounge and kitchen/diner to the ground floor with three bedrooms and a bathroom to the first floor. Externally To the there is driveway parking to the front of the property with a large garden which is partially flagged with lawn area to the rear and a storage shed. For further information contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.com.uk](mailto:bolton@cardwells.com.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall:** Ceiling light point, double glazed window to the side, laminate effect flooring.

**Lounge:** 13' 11" x 13' 10" (4.24m x 4.21m) Ceiling light point, radiator, double glazed window to the front, under stairs storage.

**Kitchen diner:** 17' 0" x 7' 7" (5.17m x 2.30m) Ceiling light point, double glazed windows to the rear and the side, door to the rear, range of fitted wall and base units with extractor fan, integrated electro hob and oven, space for a fridge/freezer, washing machine, dryer, sink with mixer tap and drainer.

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

**Bedroom 1:** 11' 11" x 9' 0" (3.63m x 2.74m) Ceiling light point, double glazed window to the rear, radiator, laminate effect flooring.

**Bedroom 2:** 10' 5" x 9' 9" (3.17m x 2.97m) Ceiling light point, radiator, double glazed window to the front.

**Bedroom 3:** 8' 11" x 7' 9" (2.72m x 2.37m) Ceiling light point, radiator, double glazed window to the rear.

**Bathroom:** 6' 11" x 6' 4" (2.10m x 1.92m) Ceiling light point, radiator, double glazed window to the front, three-piece suite incorporating a WC, pedestal sink, panel bath with mixer tap, tiled splashback to the walls.

**Externally:** To the front of the property there is driveway parking with a large garden which is partially flagged with lawn area to the rear and a storage shed.

**Parking:** Driveway parking

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton, 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://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 A annual charges of £1432

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a 'no 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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