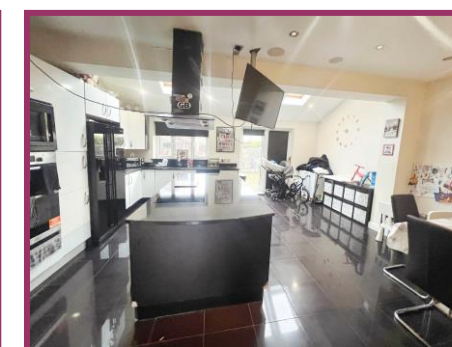


TRILLO AVENUE, THE HAULGH, BL2 1LU



- Extended 3 bed semi over 3 levels
- Hall/bay fronted lounge/extended kitchen
- Landing/2 good beds/ensuite to the master
- Three piece family bathroom
- Converted loft room/bedroom three
- Double driveway/enclosed rear patio garden
- Warmed by gas ch/upvc double glazed
- Excellent transport links/amenities



Offers in Excess of £240,000

BOLTON

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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Estate Agents Bolton are delighted to offer to the market this extended three bed semi detached property boasting accommodation over three levels. Tucked away on a quiet cul-de-sac off Bromwich Street and as such being in the catchment area for excellent local nurseries/schools, excellent transport links via the A666, amenities with Bolton town centre within walking distance. This flexible accommodation comes with our highest recommendations to arrange a personal inspection to appreciate all on offer and briefly comprises: UPVC entrance door, reception hallway, bay fronted lounge, extended dining kitchen with granite worktops, first floor landing, two double bedrooms with an ensuite to the master, family bathroom suite and on the upper level is a converted loft room/bedroom three which also comes complete with an ensuite. To the outside is double driveway parking to the front and to the rear is an enclosed patio style garden. Warmed by gas central heating and UPVC double glazed throughout, viewings can easily be arranged, seven days a week by ringing Cardwells Estate Agents Bolton on 01204381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC entrance door into.

Reception hallway: 12' 8" x 6' 4" (3.86m x 1.93m) Wall mounted radiator, under stairs storage cupboard, turning staircase to the landing.

Lounge: 13' 4" x 11' 10" (4.06m x 3.60m) Wall mounted radiator, uPVC double glazed bay window.

Dining kitchen: 20' 8" x 18' 8" (6.29m x 5.69m) Professionally fitted extended kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, granite work tops, space for white goods, island breakfast bar, UPVC double doors giving access to the rear garden, under stairs utility housing gas combination boiler, uPVC door gives access to the side. Underfloor heating.

Landing: 10' 5" x 6' 4" (3.17m x 1.93m) Staircase giving access to the second floor.

Bedroom One: 14' 2" x 10' 5" (4.31m x 3.17m) Professionally fitted wardrobes, uPVC double glazed window, wall mounted radiator.

En-suite 4' 5" x 6' 4" (1.35m x 1.93m) Three piece suite comprising WC, wash hand basin on a vanity unit, walk in shower cubicle, full wall tiling, frosted UPVC double glazed window, wall mounted heated towel rail.

Bedroom Two: 10' 9" x 12' 5" (3.27m x 3.78m) uPVC double glazed window, wall mounted radiator.

Family bathroom: 7' 10" x 5' 11" (2.39m x 1.80m) three piece suite comprising WC, pedestal wash hand basin, corner bath with mixer shower above, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

Upper landing: 2' 11" x 7' 7" (0.89m x 2.31m) uPVC double glazed window, wall mounted radiator.

Loft room/bedroom three: 11' 0" x 10' 6" (3.35m x 3.20m) Two velux windows, wall mounted radiator.

En-suite: 5' 3" x 3' 7" (1.60m x 1.09m) Two piece suite comprising WC, pedestal wash basin, wall mounted heated towel rail.

Outside: Double driveway parking to the front and there is an enclosed patio style garden to the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years (less last 10 days) from 1 November 1934.

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1670

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.

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

