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MELROSE AVENUE, HEATON, BL1 5NB



- Stunning fully refurbished three bed semi
- Porch/hall/lounge with feature gas fire
- Dining room/conservatory/prof fitted kitchen
- Landing/3 good bedrooms/family bathroom
- Well maintained gardens to three sides
- Warmed by gas ch/UPVC double glazed
- Close to highly recommend schools
- A must see property /stunning presentation



Offers in the Region Of £230,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk



A wonderful opportunity to purchase this fully refurbished three bed and semi detached property on Melrose Avenue in Heaton. Situated just off Devonshire Road and as such being perfectly positioned for the areas regarded local nurseries, schools, popular bars and restaurants, excellent transport links and fabulous amenities including Morrisons supermarket which is in close proximity. Since purchasing the property in 2015 our clients have spent considerable time, effort and money on upgrading this fabulous corner plot house and refurbishment include a full rewire, brand new windows and doors throughout, a new conservatory roof, upgraded Baxi boiler and a full cosmetic makeover. A personal inspection comes with our highest recommendations to appreciate all on offer and the property briefly comprises: uPVC entrance porch, composite entrance door, hall, lounge with feature wall mounted gas fire, dining room with double doors leading into the conservatory, professionally fitted kitchen with a useful under stairs storage cupboard, landing, three good bedrooms and a very well appointed family bathroom suite. To the outside is readily available on street parking and there are well maintained gardens to three sides complete with an outhouse timber storage shed. Viewings can easily be arranged, seven days a week by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: UPVC entrance porch, composite door giving access to:

Hallway: 2' 7" x 3' 4" (0.79m x 1.02m) Enclosed staircase to the landing, wall mounted radiator, timber door giving access to:

Lounge: 13' 10" x 14' 3" (4.21m x 4.34m) uPVC double glazed window, wall mounted radiator, wall mounted feature gas fire.

Dining Room: 11' 0" x 11' 2" (3.35m x 3.40m) Double doors giving access to the conservatory, wall mounted radiator.

Conservatory: 7' 11" x 9' 7" (2.41m x 2.92m) Brick and UPVC build, wall mounted electric heater, double doors given access to the rear garden.

Kitchen: 13' 0" x 5' 11" (3.96m x 1.80m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, work tops, oven, four ring electric hob with extractor above, complimentary brick tiled splash backs, space for white goods, wall mounted gas combination boiler, useful under stairs storage cupboard, UPVC double glazed window, UPVC door giving access to the side.

Landing: 7' 5" x 8' 11" (2.26m x 2.72m) UPVC double glazed window.

Bedroom One: 11' 11" x 11' 10" (3.63m x 3.60m) UPVC double glazed window, wall mounted radiator.

Bedroom Two: 10' 10" x 8' 8" (3.30m x 2.64m) uPVC double glazed window, wall mounted radiator.

Bedroom Three: 8' 1" x 8' 8" (2.46m x 2.64m) UPVC double glazed window, wall mounted radiator, access to a part boarded loft.

Bathroom: 7' 2" x 5' 5" (2.18m x 1.65m) Very well appointed three piece suite comprising WC, wash basin on a vanity unit, bath with T bar mixer shower and fitted glass screen, wall tiling into the majority, frosted UPVC double glazed window, wall mounted heated towel rail, built in storage cupboards.

Outside: There are very well maintained gardens to three sides, complete with an outhouse storage shed.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 November 1923

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £1909.

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

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