



HOLDEN AVENUE, SHARPLES, BL1 7EX



- 3 bedroom semi detached
- No upward chain involved
- Lovely views to the rear
- 2 reception rooms
- Some updating required
- Offers excellent potential
- Good local amenities
- Popular & convenient location



Offers Over £235,000

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

Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells are pleased to offer for sale this traditional three bedroom semi-detached house, with 'no upward chain involved' The property is situated in a very popular and convenient location, with lovely views to the rear, and is close to High Lawn primary school, shops and open countryside. The property would benefit from some updating offering excellent potential. The accommodation briefly comprises entrance hall, lounge, kitchen and a separate dining room. Upstairs there are three bedrooms and a shower room. Outside there are gardens to the front and rear along with a driveway which provides off street parking. Viewing is highly recommended through Cardwell's estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: UPVC double glazed front door leading to entrance hall with a radiator, staircase to the landing.

Lounge: 13' 10" x 13' 8" (4.21m x 4.16m) UPVC double glazed bay window to the front aspect, radiator, limestone fireplace incorporating an electric fire.

Kitchen: 11' 0" x 7' 1" (3.35m x 2.16m) UPVC double glazed window and door to the rear garden aspect, fitted wall and base units with complementary work top surfaces and tiled splashbacks, sink unit with mixer tap, built in oven and grill, halogen hob, space for a fridge freezer, space for a washing machine, extractor fan, open under stairs storage space, UPVC double glazed window side aspect.

Dining Room: 11' 10" x 7' 10" (3.60m x 2.39m) UPVC double glazed sliding door to the conservatory aspect, radiator.

Conservatory: 9' 0" x 7' 10" (2.74m x 2.39m) Brick construction with UPVC double glazed windows and double doors leading out onto the garden, tiled floor.

Landing: UPVC frosted double glazed window to the side aspect, access to the loft, doors lead to:

Bedroom One: 11' 9" x 8' 7" (3.58m x 2.61m) UPVC double glazed window to the front aspect, fitted wardrobes, radiator.

Bedroom Two: 11' 0" x 6' 8" (3.35m x 2.03m) UPVC double glazed window to the rear aspect, radiator below, fitted wardrobes.

Bedroom Three: 8' 0" x 8' 5" (2.44m x 2.56m) UPVC double glazed window to the rear aspect, radiator.

Shower Room: 7' 0" x 6' 1" (2.13m x 1.85m) UPVC opaque double glazed window to the front aspect, shower cubicle, wash hand basin with mixer tap, close coupled WC, radiator, tiled walls, fitted airing cupboard, inset spotlights to the ceiling.

Outside: There is a paved driveway and steps which lead up to a paved area and a laid to lawn garden, with plants and floral displays. A gate gives access along the side elevation to the rear garden. There is a paved patio area to the rear garden with a mature laid to lawn garden, tree and plant borders aside.

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

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 995 years from 12 February 1924

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

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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