



PRINCESS AVENUE, KEARSLEY, BL4 8LQ



- 3 bedroom semi-detached
- Popular & convenient location
- Some updating required
- Newly fitted bathroom
- Close to motorway & train station
- Lounge, kitchen dining room
- Ideal family home or 1st time purchase
- Double width driveway, garden to rear



£165,000

BOLTON
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LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
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Cardwells are pleased to offer this traditional three bedroom semi detached house, situated in a very popular and convenient location. The property requires some updating, offering excellent potential and benefits from a newly fitted bathroom and main bedroom. The location is ideal for commuters, with good transport links including train stations and the motorway network within close proximity. To arrange a viewing, please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk. The accommodation briefly comprises Entrance hall, lounge and a kitchen dining room. Upstairs there are three bedrooms and a newly fitted bathroom. Outside there is a double width block paved driveway and an enclosed garden to the rear. The property also benefits from uPVC double glazing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Entrance hall: Staircase to the landing.

Lounge: 13' 7" x 12' 5" (4.14m x 3.78m) uPVC double glazed window front aspect, fireplace incorporating a gas fire.

Kitchen dining room: 13' 7" x 9' 4" (4.14m x 2.84m) uPVC double glazed window and door rear garden aspect, fitted wall and base units with work surfaces, stainless steel sink unit with mixer tap, built in oven and grill, inset four ring gas burner hob, with a concealed extractor hood above, space for a washing machine, tiled floor built in storage cupboard with a uPVC frosted double glazed window, side aspect.

Landing: Landing uPVC frosted double glazed window, side aspect, access to the loft.

Bedroom 1: 12' 3" x 9' 6" (3.73m x 2.89m) uPVC double glazed window, front aspect, fitted wardrobes.

Bedroom 2: 9' 5" x 10' 1" (2.87m x 3.07m) uPVC double glazed window, rear aspect.

Bedroom 3: 8' 10" x 7' 0" (2.69m x 2.13m) uPVC double glazed window front aspect.

Bathroom: 5' 7" x 6' 0" (1.70m x 1.83m) uPVC frosted double glazed window, rear aspect, newly fitted white suite comprising, enclosed bath with mixer tap, close coupled WC, wash basin, part tiling to the walls

Outside: To the front there is a double width block paved driveway and a pathway, giving access along the side elevation to the rear garden. The rear garden is mainly laid to lawn, with a paved patio and a tap, to rear elevation and a useful built in storage room.

Parking: Driveway parking

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, 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 £1511

Flood risk information: Cardwells estate agents Bolton research shows the property is in a very low risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Plot size: Cardwells estate agents Bolton research shows the property is 0.04 acre.

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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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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