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PATON AVENUE, BOLTON, BL3 2JH



- Substantial three bed bay fronted semi
- Close to Bolton Royal Hospital
- Porch/reception hallway/lounge
- Dining kitchen/landing
- Three bedrooms/family bathroom suite
- Warmed by gas C.H/uPVC double glazed
- Readily available on street parking
- Vacant possession/no upward chain!



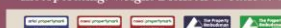
£199,950

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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982

A substantial three bed semi property available now with the added advantage of no upward chain via Cardwells Estate Agents Bolton. Situated on Patton Avenue in Great Lever and as such being in close proximity to Bolton Royal Hospital, excellent transport links and the areas highly regarded local amenities and schools. Briefly comprising: Porch, reception hallway, bay fronted lounge, open plan dining kitchen with double doors leading to the garden, landing, three good bedrooms and a family bathroom suite. To the outside is readily available on street parking and to the rear is a large garden complete with a timber storage shed. Warmed via a Worcester Bosch gas combination boiler and uPVC double glazed throughout, viewings are welcomed, 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 door into.

Porch: 7' 4" x 3' 5" (2.23m x 1.04m) Brick and uPVC build, timber entrance door giving access to.

Reception hallway: 4' 10" x 7' 7" (1.47m x 2.31m) Wall mounted radiator, enclosed staircase to the landing.

Lounge: 14' 2" x 13' 8" (4.31m x 4.16m) Feature fireplace and surround with inset living flame gas fire, wall mounted radiator, uPVC double glazed bay window.

Dining kitchen: 12' 0" x 16' 2" (3.65m x 4.92m) Professionally fitted kitchen comprising stainless steel sink with mixer tap over, base and wall units, oven, four ring gas hob with extractor above, complimentary tiled splash backs, frosted uPVC double glazed window, double uPVC doors giving access to the garden, under stairs storage.

Landing: Loft access point.

Bedroom 1: 12' 3" x 13' 7" (3.73m x 4.14m) uPVC double glazed bay window, wall mounted radiator.

Bedroom 2: 9' 4" x 10' 5" (2.84m x 3.17m) uPVC double glazed window, wall mounted radiator.

Bedroom 3: 9' 5" x 7' 1" (2.87m x 2.16m) uPVC double glazed window, wall mounted radiator

Bathroom: 5' 1" x 7' 2" (1.55m x 2.18m) Three piece suite comprising WC, pedestal wash basin, bath with overhead shower and fitted glass screen, full wall tiling, frosted uPVC double glazed window, cupboard housing the Worcester Bosch gas combination boiler, wall mounted radiator.

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

Plot size: Cardwells Estate Agents Bolton research shows the plot size is approximately 77 m².

Tenure: Cardwells Estate Agents Bolton research shows the property is of a Leasehold tenure.

Council tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band B with Bolton Council at an approximate cost of around £1757.00 per annum.

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.

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

