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LAYCOCK AVENUE, BOLTON, BL2 3AL



- Wonderful two bedroom terrace
- Potential to split bed 1 to make 3 beds
- Lovely rear garden - ideal for entertaining
- Off road parking to the front
- Modern Worcester Gas C.H boiler, uPVC DG
- Stylish 3pc shower room suite
- Open plan kitchen diner. Lovely decor
- Close to train station & popular schools



Offers in the Region Of £150,000

BOLTON

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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982

A superbly presented two double bedroom terraced property benefiting from a wonderful rear garden perhaps ideal for entertaining and private off-road car parking to the front. Situated within walking distance of Hall Ith Wood train station which directly serves: Manchester, Salford, Bolton, Bromley Cross and Blackburn, the position may be perfect for those who commute via railway. Locally there are superb schools within walking distance, including: Cannon Slade, St Columba's, and Castle Hill, there are shops, restaurants, sports facilities and beautiful countryside nearby, with Seven Acres Country Park just a walk away. The property is well presented throughout with accommodation that extends to around 68 square meters, which briefly comprises: entrance vestibule, living room with decorative wrought iron fireplace, open plan kitchen/diner, first floor landing, two double bedrooms, and modern stylish three piece shower room suite. Externally there is a parking to the front with colourful well stocked flower beds to the side. The rear garden is a real selling point offering wonderful space for entertaining and relaxing amongst the wonderful colours of the season. The property benefits from a modern Worcester gas central heating boiler, uPVC double glazing and the fitted CCTV cameras are included. Subject to all appropriate permissions and regulations, there is a possibility the master bedroom could be split to potentially create a third bedroom. This may make a wonderful first home or family home and a viewing is highly recommended to appreciate all that is on offer. In first instance there is a walk-through viewing video available to watch and then an in-person viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Floor area: The overall approximate floor area extends to around 68 m²/731 ft.².

Entrance vestibule: 3' 11" x 3' 11" (1.191m x 1.182m) Radiator, quality flooring, built-in gas meter cupboard.

Living room: 14' 2" x 11' 10" (4.320m x 3.619m) Feature right iron fireplace with tiled hearth, uPVC window to the front with fitted blinds, radiator, quality flooring.

Kitchen diner: 14' 3" x 12' 7" (4.331m x 3.827m) Measured at maximum point. A professionally fitted kitchen with an excellent range of matching colon drawers and base cabinets, oven/grill, gas hob with extractor over, superb dining space, built-in storage room containing the modern Worcester gas combination central heating boiler, complete with the uPVC window, ceramic floor tiling, 2 uPVC windows to the kitchen area, stainless steel single bowl sink and drainer with mixer tap over.

First floor landing: 6' 2" x 5' 5" (1.877m x 1.645m) Built-in storage space, loft access point, thick carpeting, radiator.

Master bedroom: 11' 11" x 14' 3" (3.635m x 4.337m) A generously sized master bedroom benefiting from 2 uPVC windows to the front, radiator, wrought iron fireplace.

Bedroom 2: 12' 9" x 8' 4" (3.874m x 2.550m) Measured at maximum points into the curtained storage area over the stairs, lovely carpeting, radiator, uPVC window overlooking the rear garden.

Shower room: 6' 5" x 5' 4" (1.945m x 1.624m) A beautiful white three-piece shower room suite comprising dual flush WC, wash hand basin with vanity storage below and shower enclosure with both handheld and overhead shower options, heated towel rail, ceramic wall tiling, uPVC window.

Plot size: The overall approximate plot size is around 0.03 of an acre..

Garden: The front garden is predominantly flagged to allow space for off-road parking to the front though there are well stocked flowerbeds to the sides. The rear garden enjoys a wonderful mix of patio and lawn space providing an ideal combination of entertaining and relaxation space, there are well stocked flowerbeds, mature shrubs and small trees enhance the privacy, with fencing to 3 sides.

Bolton council tax: The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is A, which is at an approximate annual price of around £1,511

Conservation area: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Flood risk information: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having "very low" risk of flooding.

Tenure: Cardwells Estate Agents Bolton understand that the property is Freehold.

EPC: Energy performance certificate (EPC) The energy performance rating is D and the certificate is valid until the 6th of June 2031, there is a potential energy rating of B detailed on the full certificate.

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

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