



HEXHAM AVENUE, BOLTON, BL1 5PP



- In need of modernisation
- Semi detached family home
- 2 bedrooms + cot room/study
- Two reception rooms
- Front and rear gardens
- Close to Doffcocker Lodge
- No onward chain
- Near to many amenities and transport routes



Offers Over £170,000

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

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this semi detached family home located just a short walk away from Doffcocker Lodge. The property is ideally situated close to many local amenities including shops, schools and transport links. Internally the property does require modernisation and the accommodation comprises an entrance hallway, lounge, dining room and kitchen to the ground floor with 2 bedrooms and a cot room/study, family bathroom to the first floor. Externally there is gated access to a flagged path which leads directly to the front door and also to the gate leading to the rear of the property. To the rear of the property, there is a ramp leading from the side door to the garden which has a flagged patio area, lawned garden and two storage sheds. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, radiator, single glazed window to the side. Understairs storage cupboard.

Lounge: 12' 6" x 10' 10" (3.80m x 3.29m) Ceiling light point, double glazed bay window to the front, gas fire and surround, radiator.

Dining room: 16' 10" x 13' 5" (5.12m x 4.10m) Ceiling light point, radiator, window to the rear, electric fire and surround.

Kitchen: 7' 5" x 6' 4" (2.27m x 1.93m) Ceiling light point, window overlooking the garden, fitted wall and base units with space for a gas cooker, washing machine, stainless steel sink with mixer tap and drainer, tiled splashback to the walls. Pantry currently housing the fridge freezer.

Landing: Ceiling light point, loft access, single glazed window to the side.

Bedroom 1: 12' 7" x 10' 10" (3.84m x 3.30m) Ceiling light point, double glazed window to the front, fitted wardrobes, radiator.

Bedroom 2: 14' 6" x 8' 4" (4.41m x 2.55m) Ceiling light point, double glazed window to the rear.

Cot room/study room: 5' 10" x 5' 5" (1.79m x 1.66m) Ceiling light point, double glazed window to the front.

Bathroom: Ceiling light point, double glazed window to the rear, radiator, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap and shower above, tiled splashback to the walls.

Outside: To the front of the property, there is gated access to a flagged path which leads directly to the front door and also to the gate leading to the rear of the property. To rear at the property, there is a ramp leading from the side door to the garden with a flat patio area, lawn garden and two storage sheds.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band C annual charges of £2015

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

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

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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