



STATON AVENUE, TONGE PARK, BL2 2SW



- Three bedroom semi detached
- Two reception rooms
- Ideal to update to taste and specification
- Ground floor guest WC
- Approximately 990 ft.² of living space
- 3pc bathroom suite, 3 good beds
- Worcester boiler, UPVCDG, no chain
- Early viewing recommended



Offers in the Region Of £180,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A three bedroom semi detached family home which may offer superb potential for a buyer to update and improve to their own tastes and specifications. The family home is situated in a generous plot of around 0.07 of an acre and is in a consistently popular residential location, being ideally placed for easy access to Seven Acres country Park, Cannon Slade high school and Hall lth Wood Train Station which directly serves Manchester, Salford, Bolton, Bromley cross and Blackburn, the motorway network via St Peters Way is just a short drive away as is the town centre of Bolton. The overall floor space is around 990 ft.² and briefly comprises: reception hallway, living room, dining room, kitchen, rear hallway, guest WC, two storage rooms, first floor landing, three bedrooms and a bathroom. Externally, there is off road driveway car parking, a garage, a pretty front garden and a fully enclosed rear garden with lawn and patio space. Although there is scope to update to your own tastes and specifications the family home does benefit from UPVC double glazing and a Worcester gas central heating boiler. Importantly, the property is sold with no further upward chain delay. There really is a great deal to admire a personal viewing is essential to appreciate everything on offer, but in the first instance there is a walk through viewing video available to watch. A viewing 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:

Approximate floor area: The overall approximate floor area extends to around 990 ft.².

Reception Hallway: 10' 9" x 6' 0" (3.272m x 1.821m) Quality double glazed entrance door, upvc window to the side, radiator.

Living Room: 14' 11" x 12' 4" (4.541m x 3.753m) Measured at maximum points, UPVC window to the front, radiator, wall mounted gas fire

Dining Room: 8' 6" x 8' 10" (2.590m x 2.695m) PVC window overlooking the rear garden, radiator.

Kitchen: 12' 0" x 10' 0" (3.670m x 3.040m) Fitted with a matching range of drawers, base and wall cabinets, stainless steel sink and drainer, UPVC window overlooking the rear garden, radiator.

Rear Hallway: 6' 4" x 2' 8" (1.924m x 0.820m) Quality double glazed rear entrance door with UPVC window above.

Guest WC. 4' 5" x 2' 8" (1.338m x 0.816m) White WC, window.

Store room one: 7' 9" x 4' 8" (2.360m x 1.420m) UPVC windows to the side and the front.

Store Room Two: 4' 4" x 2' 8" (1.311m x 0.814m)

First Floor Landing: 6' 7" x 5' 6" (2.008m x 1.680m) UPVC window to the side, loft access point.

Master Bedroom: 10' 11" x 14' 6" (3.319m x 4.419m) UPVC window to the front, radiator, fitted wardrobe to one wall and additional built-in wardrobe/storage space.

Bedroom Two: 13' 9" x 8' 7" (4.200m x 2.610m) The bedroom is professionally fitted with a super range of furniture providing wardrobes drawers/storage space and an additional two built-in wardrobe/storage areas, one of which contains the Worcester Green gas central heating boiler.

Bedroom Three: 9' 7" x 9' 2" (2.923m x 2.793m) UPVC window to front, radiator, storage space.

Bathroom: 7' 4" x 5' 7" (2.245m x 1.695m) A three-piece bathroom suite comprising: wash hand basin, WC, bath with electric shower, ceramic wall tiling, radiator, UPVC window.

Plot size: The overall approximate plot size extends to around 0.07 of an acre.

Front Garden Neatly laid to lawn and set behind a low level fence.

Rear Garden: The rear garden enjoys both lawn and patio areas, there is a timber shed and the garden is enclosed by mature trees and shrubs which enhance the privacy.

Garage: There is a timber garage.

Driveway: There is private off road driveway parking.

Chain details: It is our understanding that the property will be sold with no further upward chain delay.

Tenure: Cardwells Estate Agents Bolton premarketing research shows that the property is Freehold.

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 a "very low" risk of flooding.

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 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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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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