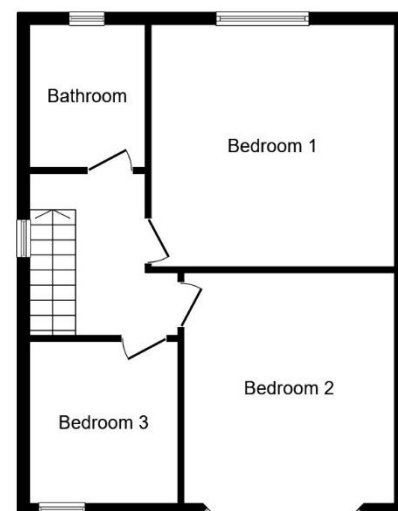


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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HESKETH AVENUE, SHARPLES, BL1 8RP



- In need of modernisation
- Semi detached family home
- Three good sized bedrooms
- Two reception rooms
- Front and rear gardens
- Driveway parking
- Potential to extend subject to planning
- Close to many local amenities



Offers Over £170,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
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E: bolton@cardwells.co.uk

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14 Market St, Bury, BL9 0AJ
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E: bury@cardwells.co.uk

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11 Institute St, Bolton, BL1 1PZ
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Hesketh Avenue is well placed for many local amenities, major commuting links and schools. The property is also a short drive from an Asda supermarket for all your shopping needs. Internally the property does require modernisation and offers superb sized accommodation with the potential to add further subject to the necessary planning permissions. To the ground floor there is an entrance hallway, lounge, dining room and kitchen to the ground floor with three good sized bedrooms and a family bathroom to the first floor. Externally there is a low maintenance garden with driveway parking at the front which leads down the side of the property. The rear of the property has a lawned garden with good sized patio area and two out houses, one used for storage and the other housing a wall mounted boiler with space for a fridge/freezer. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, radiator, double glazed window to side, stairs to the first floor.

Lounge: 13' 11" x 12' 11" (4.23m x 3.93m) Double glazed bay window to the front, radiator, gas fire, ceiling light point.

Dining room: 13' 10" x 13' 10" (4.22m x 4.22m) Ceiling light point, gas fire, radiators, double glazed window overlooking the garden to the rear.

Kitchen: 10' 5" x 6' 4" (3.17m x 1.94m) Double glazed window to side and the rear, range of fitted wall and base units with space for a gas cooker, undercounter fridge, stainless steel sink with mixer tap and drainer, tiled floor and walls, ceiling light point.

Rear Porch: Double glazed rear porch with door of side and space for an undercounter freezer.

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

Bedroom 1: 13' 11" x 13' 11" (4.25m x 4.24m) Ceiling light point, radiator, double glazed window to the rear.

Bedroom 2: 12' 11" x 11' 11" (3.93m x 3.64m) Radiator, double glazed bay window to the front, ceiling light point.

Bedroom 3: 9' 3" x 8' 7" (2.81m x 2.62m) Ceiling light point, radiator, double glazed window to the front.

Bathroom: 8' 2" x 6' 6" (2.48m x 1.97m) Suspended ceiling with lighting, double glazed window to the rear, three-piece suite incorporating a WC, wash hand basin, corner bath with mixer tap, radiator, tiled splashback to the walls.

Externally: To the front of the property there is a low maintenance garden with driveway parking leading down the side of the property. The rear of the property has a lawned garden with good sized patio area and two out houses, one used for storage and the other housing a wall mounted boiler with space for a fridge/freezer.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 1.00 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 12 May 1909.

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2,015.

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.

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 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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

