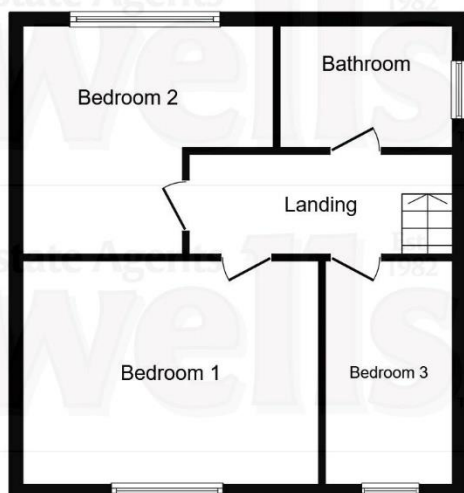


Ground Floor



First Floor

WAVERLEY AVENUE, KEARSLEY, BL4 8HU



- Substantial corner three bed semi
- Vacant possession/no upward chain!
- Hall/lounge/dining kitchen/cloaks Wc
- 3 good bedrooms/family bathroom
- Warmed by gas ch/upvc double glazed
- Scope to extend subject to planning
- Large corner plot gardens to 3 sides
- Close to amenities/transport links



£185,000

BOLTON
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BURY
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Estate Agents Bolton are delighted to offer to the market this substantial corner plot property on Waverley Avenue in Kearsley. With the added advantage of no onward chain and subject to the relevant planning permissions scope to extend the property to the side and rear. Kearsley is well served with fabulous amenities, excellent transport links via the M60 motorway network and the property is in close proximity to highly regarded local nurseries and schools. Briefly comprising: Hall with enclosed staircase to the landing, lounge, dining kitchen, rear hallway giving access to a cloaks Wc and useful storage room, landing, three good bedrooms and a family bathroom suite. To the outside there are substantial corner pot gardens to 3 sides and the property comes complete with gas central heating and uPVC double glazing. Viewings are readily available, seven days a week by ringing Cardwells Estate Agents Bolton on 01204381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: 4' 3" x 3' 10" (1.29m x 1.17m) Composite entrance door into the hallway with enclosed staircase to the landing, wall mounted radiator.

Lounge: 14' 2" x 14' 11" (4.31m x 4.54m) Feature fireplace and surround with inset electric fire, UPVC double glazed window, wall mounted radiator.

Dining kitchen: 8' 11" x 12' 1" (2.72m x 3.68m) Fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base and wall units, contrasting roll edge worktops, cupboard housing the gas combination boiler, upvc double glazed window, wall mounted radiator.

Rear hallway: UPVC door giving access to the rear garden, useful brick built storage cupboard.

Cloaks WC 5' 3" x 2' 6" (1.60m x 0.76m) Two piece suite comprising WC, wall mounted wash basin, frosted UPVC double glazed window.

Landing: 5' 10" x 9' 10" (1.78m x 2.99m) Loft access point, built in storage cupboard.

Bedroom one: 12' 1" x 11' 5" (3.68m x 3.48m) uPVC double glazed window, built in wardrobes.

Bedroom two: 11' 2" x 11' 4" (3.40m x 3.45m) uPVC double glazed window, wall mounted radiator.

Bedroom three 12' 4" x 6' 6" (3.76m x 1.98m) uPVC double glazed window, wall mounted radiator.

Bathroom: 4' 10" x 6' 5" (1.47m x 1.95m) Three piece suite comprising WC, pedestal wash basin, walk in corner shower cubicle, frosted UPVC double glazed window, full wall tiling, wall mounted heated towel rail.

Externally: To the outside there are substantial corner pot gardens to 3 sides and the property comes complete with gas central heating and uPVC double glazing.

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

Council Tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of around £1,506.00 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.

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

