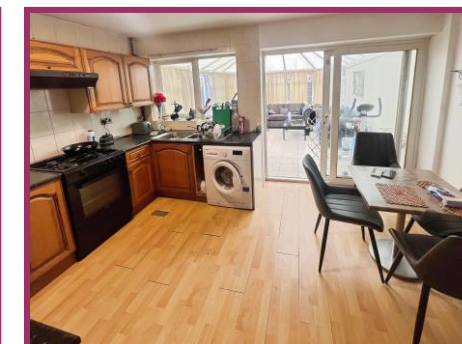


Independent Estate Agents **Cardwells** Est. 1982
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DOVEY CLOSE, TYLDESLEY, M29 7NP



- Semi detached house
- Popular & convenient location
- Cul de sac position
- Some updating required
- 3 bedrooms plus loft
- Lounge, kitchen dining, conservatory
- Good amenities & transport links
- Ideal 1st time purchase or family home



Offers in Excess of £200,000

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

BURY
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 T: 0161 761 1215
 E: bury@cardwells.co.uk

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 11 Institute St, Bolton, BL1 1PZ
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Independent Estate Agents **Cardwells** Est. 1982



A three bedroom semi detached house, situated in a very popular and convenient location, close to excellent amenities. The property would make an ideal first time purchase or family home, however the property requires some cosmetic updating. The location is ideal for commuters, with the V2 bus Lane, and the A580 East Lancashire Road, within close proximity. there are also good local schools and shops within an easy reach . Viewing is strictly via appointment, through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises Entrance porch, lounge, kitchen dining room and a conservatory. On the first floor there are three bedrooms and a bathroom. A staircase leads to a useful loft room, which is currently being utilised as an office. Outside, there is a driveway directly to the front and a shared driveway area to the side, and an enclosed garden to the rear. The property also benefits from double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance porch: uPVC double glazed front door and window front aspect.

Lounge: 16' 3" x 13' 3" (4.95m x 4.04m) Wall mounted electric fire, radiator, built-in under stairs storage cupboard, staircase to the landing. Archway through to

Kitchen dining room: 13' 3" x 9' 11" (4.04m x 3.02m) uPVC double glazed window, conservatory aspect, fitted wall and base units with work surface and tiled splashbacks, radiator, stainless steel sink unit with mixer tap, space for a cooker, extractor hood above, uPVC double glazed sliding door leading to

Conservatory: 16' 0" x 13' 1" (4.87m x 3.98m) The conservatory is of brick construction with a rest uPVC double glazed with French doors, garden aspect, tiled floor.

Landing: Radiator, built in airing cupboard

Bedroom1: 13' 3" x 9' 0" (4.03m x 2.74m) uPVC double glazed window, front aspect, radiator below, staircase leading to the loft room.

Bedroom 2: 10' 10" x 7' 3" (3.30m x 2.21m) uPVC double glazed window rear aspect, radiator.

Bedroom 3: 7' 11" x 5' 8" (2.41m x 1.73m) uPVC double glazed window, rear aspect, radiator.

Bathroom: uPVC frosted double glazed window, side aspect, three-piece white suite comprising, enclosed bath with a shower above, close coupled WC, wash basin, radiator, tiled floor, tiling to the wall walls.

Loft room: 13' 3" x 12' 9" (4.04m x 3.88m) uPVC double glazed window, side aspect, radiator, built in eaves/storage cupboards.

Garden: To the front There is a block paved driveway and a shared driveway, which leads along the side elevation. The rear garden There is an enclosed paved garden.

Viewings: All viewings are by advance appointment with 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, 999 years (less 3 days) from 30 September 1965

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual cost of £1580

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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