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**FORTON AVENUE, BOLTON, BL2 6JE**



- Detached family home
- No upward chain involved
- Versatile accommodation
- Generous plot & gardens
- 3/4 bedrooms, shower room & bathroom
- Lounge, Kitchen dining room
- Good local amenities
- Easy reach of Bolton & Bury



**Offers in the Region Of £250,000**

**BOLTON**  
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 E: bolton@cardwells.co.uk

**BURY**  
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 E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**  
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Incorporating: Wright Dickson & Catlow, WDC Estates

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 Est. 1982





For sale with no 'upward chain' involved, this spacious detached house has versatile family accommodation. The property situated on a generous sized plot, with mature gardens and a larger than average driveway, providing ample off-street parking. Forton Avenue is within close proximity, to good local shops, schools and transport links, with easy access to Bolton and Bury. Viewing is highly recommended to fully appreciate this family sized home through Cardwells estate agents Bolton, (01204) 381281. The spacious accommodation briefly comprises Entrance hall, lounge, reception room/bedroom, shower room and a kitchen dining room. Upstairs there are three good sized bedrooms and a family bathroom. Outside there are gardens to 3 sides of the property along with a driveway which provides ample off street parking for several vehicles . The property also benefits from uPVC double glazing and gas central heating.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC double glazed front door leading to

**Entrance hall:** Staircase to the landing.

**Lounge:** 17' 3" x 11' 1" (5.25m x 3.38m) 3 uPVC double glazed windows dual aspect, two radiators.

**Inner hallway:** Doors lead to

**Shower room:** Shower cubicle, close coupled WC, wash basin, tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling, extractor fan.

**Dining room:** 15' 7" x 9' 4" (4.75m x 2.84m) 2 uPVC double glazed windows dual aspect, radiator, built-in storage cupboard.

**Kitchen dining room:** 17' 3" x 11' 5" (5.25m x 3.48m) 3 uPVC double glazed windows and a door dual aspect, fitted wall and base units with worktop surfaces and tiled splashbacks, built in oven, 4 ring gas burner hob, stainless steel extractor canopy above, space for a washing machine, integrated fridge and freezer, built in under stairs storage cupboard, radiator, inset spotlights to the ceiling.

**Landing:** uPVC double glazed window rear aspect, radiator below, access to the loft, doors lead to

**Bedroom 1:** 12' 9" x 11' 6" (3.88m x 3.50m) uPVC double glazed window front aspect, radiator below.

**Bedroom 2:** 11' 3" x 7' 10" (3.43m x 2.39m) uPVC double glazed window front aspect, radiator below.

**Bedroom 3:** 8' 6" x 7' 0" (2.59m x 2.13m) uPVC double glazed window rear aspect, radiator below.

**Bathroom 2:** 5' 6" x 9' 0" (1.68m x 2.74m) uPVC frosted double glazed windows dual aspect white suite comprising, enclosed bath with mixer tap/shower attachments, close coupled WC, wash basin with mixer tap, part tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling.

**Outside:** To the front there is a generous sized garden, which is mostly laid to lawn, with mature tree and plant displays. A driveway provides ample off-street parking and leads along the side elevation. To the rear there is an enclosed garden which is mostly laid to lawn.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold 896 years left from 1923.

**Council tax:** Cardwells estate agents Bolton research shows 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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