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MAPLE AVENUE, SMITHILLS, BL1 6DQ



- No upward chain involved
- 3 bedroom semi detached
- Popular & convenient location
- Good local amenities
- Ideal 1st time purchase
- Lounge, separate dining room
- Generous sized bedrooms
- Viewing recommended



£215,000

BOLTON

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

BURY

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 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

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Cardwells
 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale with 'no upward chain involved', this lovely bay fronted, three bedroom semi detached house, situated in a popular and convenient location. The area is well served with local shops schools and transport links. Bolton town Centre is also close by. The property would make an ideal first time purchase or as a family home. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises entrance hall, lounge, dining room and a kitchen. Upstairs there are three good sized bedrooms and a bathroom. Outside there are gardens to the front and rear, along with a shared driveway and a garage. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Twin uPVC double glazed doors uPVC double glazed door and a matching window aside

Entrance hall: Wooden flooring, radiator, staircase to the landing, open under stairs storage.

Lounge: 14' 6" x 11' 10" (4.42m x 3.60m) uPVC double glazed bay window front aspect, feature marble fireplace incorporating a living flame gas fire, wooden flooring, radiator, coving to the ceiling, folding wooden doors lead to

Dining room: 13' 0" x 11' 0" (3.96m x 3.35m) uPVC double glazed door, rear garden aspect, wooden flooring, radiator, coving to the ceiling. Archway open to

Kitchen: 12' 1" x 6' 10" (3.68m x 2.08m) uPVC double glazed window rear garden aspect, modern fitted wall and base units with matching worktop surfaces and tiled splashbacks, built in oven and grill, four ring gas burner hob, stainless steel extractor canopy above, space for a washing machine and a fridge freezer, stainless steel sink unit with mixer tap.

Landing: uPVC frosted double glazed window side aspect, doors lead to

Bedroom 1: 13' 0" x 11' 1" (3.96m x 3.38m) uPVC double window aspect, radiator below.

Bedroom 2: 12' 2" x 12' 0" (3.71m x 3.65m) uPVC double glazed window front aspect, radiator below, access to the loft.

Bedroom 3: 9' 5" x 7' 0" (2.87m x 2.13m) 2 uPVC double glazed windows rear and side aspect, radiator.

Bathroom: 7' 6" x 6' 1" (2.28m x 1.85m) uPVC frosted double glazed window aspect front aspect, matching white suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin inset to a vanity unit, tiling to the walls, radiator.

Outside: To the front there is a shared driveway and a garden, with plant displays. The driveway leads along the side elevation. To the rear there is a paved patio and a laid to lawn garden. A gate gives access to the side driveway and the garage.

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 from 10 September 1923

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual cost of £1763

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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