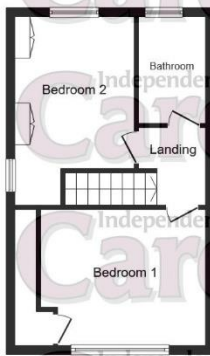




Ground Floor



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. Powered by www.propertybox.co.uk

WAVERLEY ROAD, ASTLEY BRIDGE, BL1 6NW



- Semi detached house
- Sought after location, Ideal 1st time purchase
- Deceptively spacious accommodation
- 2 reception rooms
- Kitchen & utility
- Lovely garden to rear
- Close to excellent amenities
- Viewing by appointment



£185,000

BOLTON

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

BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.



A deceptively spacious 2 bedroom semi-detached house situated in a very popular and convenient location. The property is within close proximity to local shops, schools and transport links, with easy access to Bolton and throughout the North West. This lovely bay fronted house, would make an ideal first time purchase, or as a family home. The accommodation briefly comprises, entrance hall, dining room lounge, kitchen and a utility room. Upstairs there are two double bedrooms and a family bathroom. Outside there is a block paved garden to the front and a delightful garden to the rear. The property also benefits from UPVC double glazing to the majority and gas central heating. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: UPVC double glazed front door and a matching window aside leading to the entrance hall with enclosed staircase to the landing, doors lead to:

Dining Room: 12' 9" x 15' 2" (3.88m x 4.62m) UPVC double glazed bay window to the front aspect, fireplace incorporating a gas fire, radiator, coving to the ceiling.

Lounge: 14' 9" x 15' 2" (4.49m x 4.62m) UPVC double glazed French doors to the rear garden aspect, radiator.

Kitchen: 9' 3" x 6' 10" (2.82m x 2.08m) Two UPVC double glazed window to the rear aspect, fitted wall and base units with work surfaces and tiled splashbacks, stainless steel sink units with mixer tap, space for a cooker, concealed extractor hood above, radiator, tiling to the walls.

Utility Room: 5' 1" x 6' 7" (1.55m x 2.01m) UPVC double glazed window to the rear aspect, space for a washing machine and space for a tumble dryer, door rear garden aspect.

Landing: Access to the loft, doors lead to:

Bedroom One: 15' 0" x 9' 6" (4.57m x 2.89m) UPVC double glazed window to the front aspect, fitted wardrobes, radiator.

Bedroom Two: 10' 10" x 13' 2" (3.30m x 4.01m) Two UPVC double glazed windows to the rear and side aspect, fitted wardrobe and cupboards with a matching dressing table unit and drawers, radiator.

Bathroom: 8' 6" x 5' 4" (2.59m x 1.62m) UPVC frosted double glazed window to the rear aspect, enclosed bath with a shower above, close coupled WC, wash hand basin, radiator, inset spotlights to the ceiling

Outside: There is a block paved garden to the front. A generous sized rear garden which is mostly gravelled with plant beds and tree displays.

Viewings: Please call 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, 900 years from 12 May 1923

Council tax: Cardwells estate agents Bolton research indicates the property is council tax B £1763 per annum

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

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

