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CROMPTON AVENUE, BRIGHTMET, BL2 6PQ



- No upward chain involved
- 2 bedroom mid terrace
- Updating required
- Offers great potential
- Open green aspect to rear
- Lounge/dining room
- Good local amenities
- Ideal investment opportunity



£130,000

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 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



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 Est. 1982

For sale with 'no upward chain involved', this two bedroom mid terraced house, situated in a very popular and convenient location. The property requires updating, making this an ideal investment opportunity, offering great potential. The area is well served with local shops, schools, parks and transport links, giving easy access to Bolton and Bury. The accommodation briefly comprises, Entrance hall, lounge dining room and the kitchen. Upstairs there are two double bedrooms, bathroom and a separate WC room. Outside there are gardens to the front and rear. Viewing highly recommended through Cardwells estate agents Bolton, 01204 381 281, bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: Timber framed front door with a frosted glass panel and a matching window aside. The hallway has a built in under stairs storage cupboard and staircase to the landing.

Lounge dining room: 21' 9" x 11' 0" (6.62m x 3.35m) 2 UPVC double glazed windows to the front and rear aspect, tiled fireplace incorporating a gas fire.

Kitchen: 11' 0" x 8' 6" (3.35m x 2.59m) UPVC double glazed window to the rear aspect, fitted wall and base units, stainless steel sink unit, space for a cooker, built in pantry cupboard.

Rear Porch: There is a rear porch with access to the side and rear and a storage cupboard. The rear porch way gives access to the garden and a built-in storage cupboard, access to the side elevation.

Landing: Access to the loft, doors lead to:

Bedroom One: 10' 5" x 15' 5" (3.17m x 4.70m) Two single glazed windows to the front aspect, built in wardrobe.

Bedroom Two: 11' 1" x 11' 0" (3.38m x 3.35m) Single glazed window rear aspect, built in wardrobe.

Bathroom: 5' 8" x 4' 8" (1.73m x 1.42m) Frosted single glazed window to the rear aspect, enclosed bath, wash hand basin, tiled splashback.

Separate WC room: Frosted single glazed window to the rear aspect, close coupled wc.

Outside: There is a front garden which is mostly paved with an enclosed pathway which leads along the side elevation, giving access to the rear garden. The rear garden is paved, with mature tree and plant borders. There is an attached brick built storage room.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

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

Council Tax: Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

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.

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

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