



Wyndham Avenue, Bolton,
Reduced To £189,995

**** SEMI DETACHED ** THREE BEDROOMS ** FAMILY SIZED ** NO CHAIN ****
**** POPULAR LOCATION ** SPACIOUS ACCOMODATION ** GARDENS, PARKING & GARAGE ****

This three bedroom semi detached would make an ideal purchase for a number of buyers.

Ideally located on this popular residential development which is within easy reach of amenities, shops and local schools.

The property benefits from gas central heating, double glazing, driveway and garden.

The property briefly comprises of a entrance porch, cloaks, lounge diner, kitchen, three first floor bedrooms and a house bathroom.

To the outside there is a garden to the rear with a driveway leading to a single garage.



Entrance Porch

Cloakroom/WC

With low suite wc, wash basin.

Lounge Diner

25'5" x 12'1" (7.75m x 3.68m")
With gas fire in feature fireplace surround, radiator.

Kitchen

8'8" x 7'6" (2.64m x 2.29m)
With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer.

First Floor Landing

Bathroom

Three piece white suite, tiled walls and radiator.

Bedroom One

11'8" x 9'9" (3.56m x 2.97m)
With radiator.

Bedroom Two

9'9" x 10'1" (2.97m x 3.07m)
With radiator.

Bedroom Three

6'6" x 8'2" (1.98m x 2.49m)
With radiator.

Exterior

To the outside there are gardens to both front and rear, drive to side leading to a detached garage.

Directions

From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout, at Five Lane Ends roundabout take the third exit onto Swain House Rd, continue straight onto King's Rd, turn left onto Brisbane Ave, right onto Wyndham Ave and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / Bradford



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

