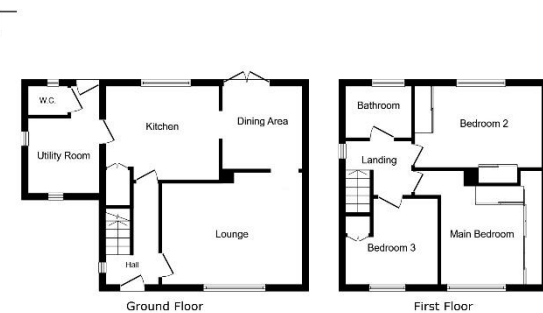




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Independent Estate Agents Est. 1982

Cardwells

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ARCHER AVENUE, BOLTON, BL2 2SJ



- Very well presented three bed semi
- Reception hallway/lounge/dining area
- Prof fitted kitchen/utility/cloaks Wc
- Landing/3 good bedrooms/bathroom
- Warmed by gas C.H/uPVC double glazed
- Driveway parking/huge back garden
- Ideal for the growing family/freehold tenure
- Close to excellent amenities/schools etc



£240,000

BOLTON

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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Estate Agents Bolton are pleased to offer to the market this three bedroom semi detached property on Archer Avenue in Tonge Fold which is ideal for the growing family. Situated off Crompton Way and as such in close proximity to excellent transport links with Hall I' th' wood train station, bus routes to Bolton, Bury and beyond, excellent local amenities, doctors surgeries, outdoor pursuits including Seven Acres Country Park with highly rated local nurseries and schools including Hocus Pokus Nursery, Tonge Moor Academy, Canon Slade and Turton all within the catchment area. A personal inspection comes with our highest recommendations to appreciate all on offer and this lovely family home briefly comprises: Reception hallway, lounge which flows into a dining area with double doors giving access to the garden, professional fitted kitchen, separate utility, cloaks WC, landing, three good bedrooms and a family bathroom suite. To the outside is driveway parking with a small lawn and to the rear is a huge laid to lawn garden which is perfect for the summer evenings entertaining and ideal for children. Viewings are readily available, seven days a week by ringing Cardwells Estate Agents Bolton on 01204 381281, by visiting

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Reception hallway: 11' 1" x 6' 2" (3.38m x 1.88m) Wall mounted radiator, uPVC double glazed window, staircase giving access to the landing.

Lounge: 12' 9" x 15' 1" (3.88m x 4.59m) uPVC double glazed window, wall mounted radiator.

Kitchen: 9' 11" x 12' 0" (3.02m x 3.65m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, high gloss base and wall units, worktops, oven, four ring hob with extractor above, uPVC double glazed window, composite door giving access to.

Utility room: 10' 2" x 8' 6" (3.10m x 2.59m) Plumbing for white goods, wall mounted Worcester Bosch combination boiler, uPVC door giving access to the rear.

Cloaks w.c: 2' 6" x 4' 6" (0.76m x 1.37m) Two piece suite comprising WC wash basin on a vanity unit, frosted uPVC double glazed window.

landing: uPVC double glazed window, access to a fully boarded loft with power and lighting.

Bedroom 1: 12' 6" x 10' 3" (3.81m x 3.12m) Professionally fitted wardrobes and vanity unit, uPVC double glazed window, wall mounted radiator.

Bedroom 2: 8' 7" x 13' 11" (2.61m x 4.24m) Professionally fitted wardrobes, uPVC double glazed window, wall mounted radiator.

Bedroom 3: 9' 7" x 9' 2" (2.92m x 2.79m) professionally fitted wardrobes, uPVC double glazed window, wall mounted radiator.

Family bathroom: 5' 6" x 7' 3" (1.68m x 2.21m) Three piece suite comprising Wc, wash basin on a vanity unit, bath with T bar mixer shower, full wall tiling, inset ceiling spotlights, frosted uPVC double glazed window, wall mounted heated towel rail.

Outside: To the outside is driveway parking with a lawn to the front and there is a huge lawn to the rear, which is ideal for the growing family.

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a freehold tenure

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,600.00 per annum payable to Bolton council.

Plot size: Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 95m2.

Total area:

Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton pre market research indicates that the property is not in a conservation area.

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

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