

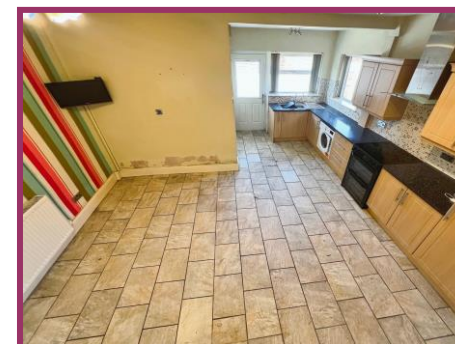


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

DUDLEY AVENUE, TONGE PARK, BL2 2RQ



- No upward chain involved
- Extended semi detached
- 2 good sized bedrooms
- Spacious kitchen dining room
- WC room, family bathroom
- Ideal 1st time home
- Close to Tonge park
- Easy reach of town centre



£160,000

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For sale with 'no upward chain' A traditional bay fronted semi detached house, situated in a very popular and convenience location, close to Tonge Park, Crompton Way and Bolton town Centre. The property has been extended creating a spacious kitchen dining room on the ground floor. There are two good sized bedrooms and a family bathroom. Outside there are two low maintenance gardens to the front and rear. The property would benefit from some updating, however would make an ideal first time purchase or perhaps someone wishing to downsize. 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. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule: UPVC double glazed front door.

Lounge: 15' 3" x 14' 3" (4.64m x 4.34m) UPVC double glazed bay window to the front aspect, radiator below, coving to the ceiling.

Kitchen Diner: 18' 1" x 14' 2" (5.51m x 4.31m) 2 UPVC double glazed windows and a door to the rear garden aspect, fitted wall and base units with complementary work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, cooker incorporating a halogen hob, extractor hood above, integrated washing machine, fridge and freezer. Tiled floor, radiator, staircase to the landing, built in under stairs storage cupboard.

Guest wc: UPVC frosted double glazed window to the rear aspect, close coupled WC incorporating a wash basin.

Landing: UPVC frosted double glazed window to the side aspect, access to the loft.

Bedroom One: 13' 2" x 14' 3" (4.01m x 4.34m) UPVC double glazed window to the front aspect, radiator below, picture rail.

Bedroom Two: 12' 4" x 9' 1" (3.76m x 2.77m) UPVC double glazed window to the rear aspect, radiator below, fitted wardrobes.

Bathroom: 6' 7" x 5' 7" (2.01m x 1.70m) UPVC frosted double glazed window to the rear aspect, white suite comprising, enclosed bath with a shower above, coupled WC, wash basin, tiled floor, tiling to the walls, heated towel rail, inset spotlights.

Outside: There is a paved garden to the front. A generous sized rear enclosed paved garden, with access along the side elevation. There is a useful brick built attached 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: Cardwells estate agents Bolton research shows the property is band B annual charges of £1866

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. A walk through viewing video is available to watch in the first instance.

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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