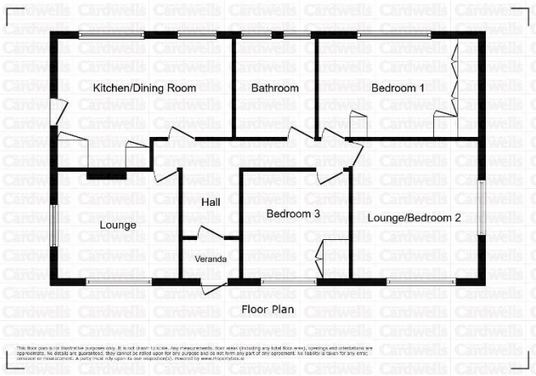

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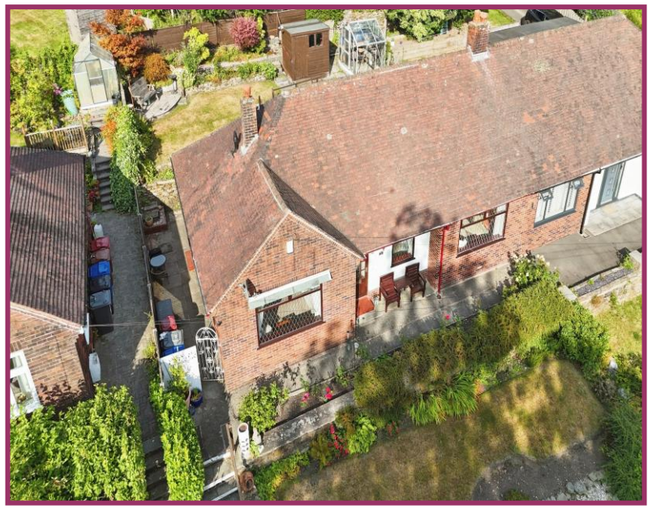
BLACKBURN ROAD, TURTON, BL7 0BB



- Semi detached true bungalow
- No upward chain involved
- Village location
- Versatile accommodation
- 2-3 bedrooms, local amenities
- Kitchen/dining room
- Large bathroom, Single garage to rear
- Lovely mature gardens

Offers Over £350,000

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

BURY
14 Market St, Bury, BL9 0AJ
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LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
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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 fantastic opportunity, to purchase this two/three bedroom semi detached true bungalow, in the heart of Edgworth village. Within walking distance there are good local amenities, which include, doctors surgery, Edgworth cricket club, Holdens & co ice-cream shop, butchers shop, pubs, beautiful countryside and more. The property is in an elevated position with lovely aspects and mature gardens. The garage can be found to the rear of the property, and is access via Ainsdale avenue. Offered for sale with 'no upward chain involved' the property has versatile accommodation, currently with two bedrooms, plus a second living room, which could easily be changed back into a bedroom. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises. Vestibule, entrance Hall, lounge, kitchen dining room, bathroom, two bedrooms plus a lounge/bedroom. Outside, there are mature gardens to the front and rear along with a single garage.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front door leading to

Vestibule:

Entrance hall: Dado rail, access to loft storage space.

Lounge: 11' 7" x 13' 11" (3.53m x 4.24m) Leaded light double glazed window front aspect, radiator below, stone fireplace incorporating a living flame gas fire mounted on a marble hearth.

Kitchen dining room: 16' 8" x 11' 4" (5.08m x 3.45m) Two double glazed windows, rear garden aspect, timber framed door side aspect, range of fitted wall and base units with complementary work surfaces and tiled splashbacks, sink unit with mixer tap, built in oven, induction hob, space for a washing machine and space a tumble dryer, integrated fridge freezer, radiator, part tiling to the floor, built-in cloaks/pantry cupboard, with a window side aspect, tiled floor, fitted shelving, further fitted storage cupboard incorporating shelving.

Bedroom 1: 15' 3" x 9' 5" (4.64m x 2.87m) Double glazed window rear garden aspect, range of fitted wardrobes with overhead storage cupboards, matching dressing table unit and drawers, radiator.

Bedroom 2/reception room(currently used as a second lounge): 13' 3" x 12' 0" (4.04m x 3.65m) Two leaded light double glazed windows front and side aspect, feature stone fireplace incorporating an electric fire, radiator, dado rail, fitted storage cupboard.

Bedroom 3: 9' 0" x 8' 0" (2.74m x 2.44m) Double glazed window window front aspect, fitted double wardrobe, radiator.

Bathroom: 9' 5" x 7' 7" (2.87m x 2.31m) Two frosted double glazed windows rear aspect, matching white suite comprising, enclosed bath with mixer tap, shower cubicle, wash basin with mixer tap inset to a vanity unit unit incorporating a close coupled WC, radiator, heated towel rail, part tiling to the walls.

Outside: To the front there is a two tiered mature garden with a laid to lawn area and a paved pathway leading up to a paved area to the front elevation. A gate giving access along the side elevation to the rear. Rear garden - There is a paved area and steps lead up to a mature garden which is mostly laid lawn, with feature tree plants and rockery displays. You will also find a paved patio, a greenhouse and a storage shed. To the rear of the garden a pathway leads up to the single garage, which can be accessed via Ainsdale Avenue. The garage benefits from power and light and a roller shutter door.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold

Council tax: Cardwells estate agents Bolton research indicates the property is band D £2455 a year

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.

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