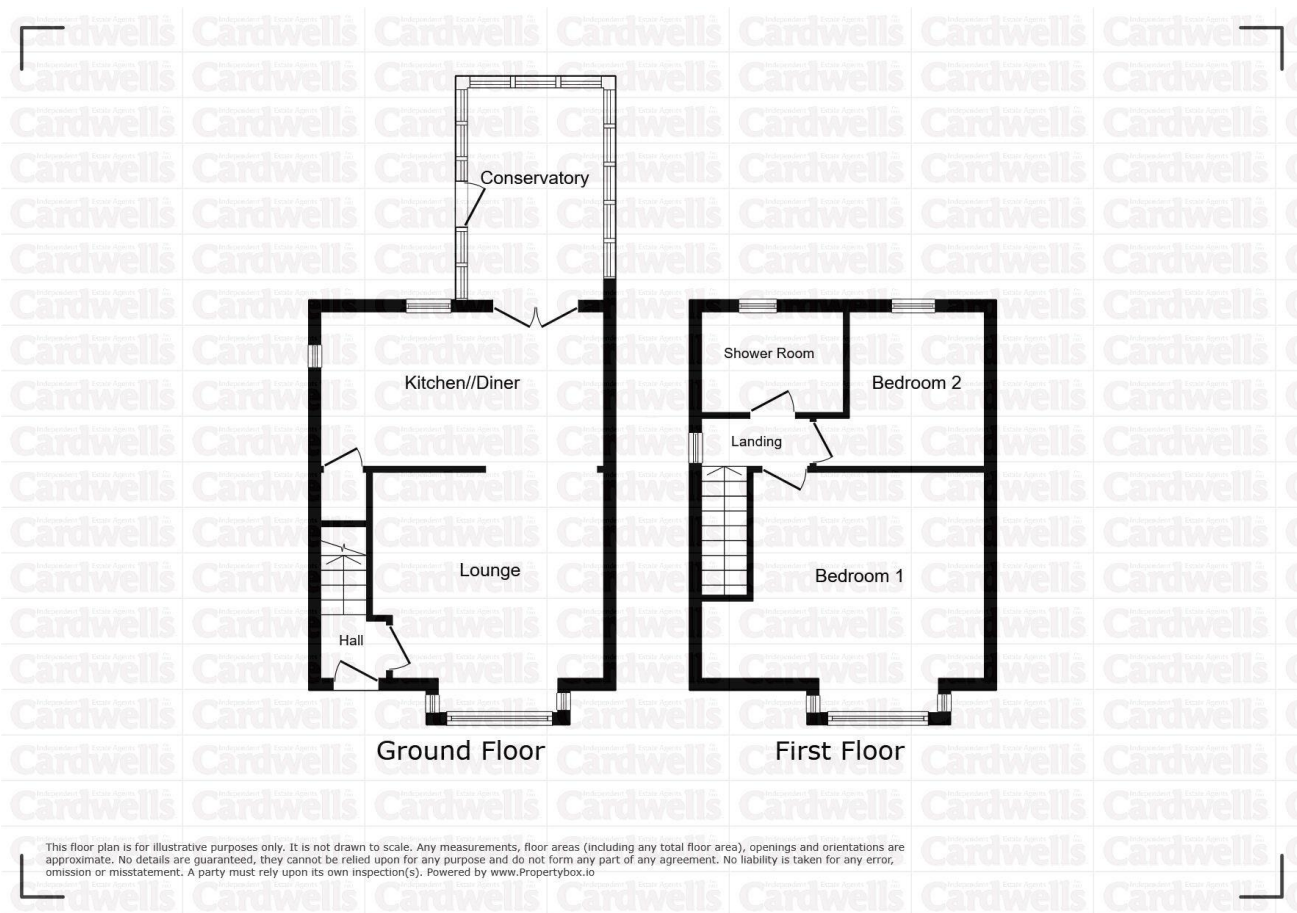




LONGFELLOW AVENUE, BOLTON, BL3 3TH



- No onward chain
- Semi detached home
- Modern kitchen and shower room
- Two bedrooms
- Low maintenance rear garden
- Driveway parking
- Close to many local amenities
- Excellent commuter routes



Offers Over £190,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
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BURY
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within the always popular and sought after area of Middle Hulton is this well presented semi detached home which is offered for sale with No Onward Chain. The property is located close to many local amenities, including shops, schools and transport links. Internally the property comprises an entrance hall, lounge, kitchen/diner and conservatory to the ground floor with two good sized bedrooms and a three piece shower room to the first floor. Externally there is gated access to a flagged driveway with a lawn garden surrounded by well stock borders at the front. The rear garden is low maintenance and has a large flagged area with mature borders surrounding with space for a shed and a gate which leads to the front of the property. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Wall lamp, radiator, stairs leading to the first floor.

Lounge: 13' 6" x 11' 10" (4.12m x 3.60m) Ceiling light point, coving to the ceiling, wall lamps, double glazed bay window to the front, dado rail, living flame gas fire and surround, radiator, open into the kitchen diner.

Kitchen/diner: 16' 2" x 8' 10" (4.94m x 2.70m) Downlights, ceiling light point, parts coved ceiling, dado rail, radiator, double glazed French doors leading to the conservatory, under stairs storage, dual aspect double glazed windows to the rear and to the side, range of fitted wall and base units with extractor fan, integrated electric hob, electric oven, space for a washing machine, dishwasher, one and a half bowl stainless steel sink with mixer tap and drainer, tiled splashback to the walls.

Conservatory: 12' 2" x 7' 10" (3.71m x 2.38m) Ceiling light point, double glazed windows, wall mounted electric heater, double glazed door to the side.

Landing: Wall lamp, double glazed window to the side, loft access, radiator.

Bedroom 1: 13' 5" x 11' 10" (4.09m x 3.60m) Ceiling light point, double glazed bay window to the front, radiator, fitted wardrobes and dresser.

Bedroom 2: 9' 1" x 7' 6" (2.77m x 2.29m) Ceiling light point, double glazed window overlooking the rear garden, fitted wardrobes, laminate effect flooring, wall mounted electric wall heater.

Shower Room: 8' 2" x 5' 9" (2.48m x 1.76m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, three-piece suite incorporating a WC, vanity unit with inset sink, walk-in shower cubicle, tiled floor and tiled walls.

Externally: To the front of the property, there is gated access to a flagged driveway with a lawn garden surrounded by well stock borders to one side. The rear garden is low maintenance and has a large flagged area with mature borders surrounding with space for a shed and a gate which leads to the front of the property.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 990 years from 1 March 1934

Council Tax: Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1763

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

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

