



**LAYCOCK AVENUE, HALL I'TH WOOD, BL2 3AL**



- Three bedroom semi detached
- Ideal Family size home
- Suitable to update to own taste
- Living room and dining kitchen
- Gardens to front and rear
- Excellent off-road driveway parking
- Worcester gas combi boiler, UPVCDG
- Sold with no upward chain delay



**Offers in the Region Of £145,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A three bedroom semi detached Family home offered for sale with no further upward chain delay. Situated in a consistently popular residential area the location is superb for easy access to popular primary and secondary schools, the train station which directly serves: manchester, Salford, bolton, Bromley Cross and Blackburn, shops, restaurants and is within an easy reach of some beautiful local countryside. The approximate floor area is around 830 ft.<sup>2</sup> and briefly comprises: entrance vestibule, living room, dining kitchen, rear vestibule, two storage areas, first floor landing, two double bedrooms each of which are fitted, bedroom three and a three-piece bathroom suite. The overall plot size is around 0.04 of an acre and there are easy maintenance front gardens and rear gardens. There is excellent off-road driveway car parking. The property benefits from UPVC double glazing, a Worcester gas combination central heating boiler and importantly is available with no further upward chain delay. There is superb potential perhaps improve and update the property to your own taste and specifications. As such a viewing is highly recommend recommended to appreciate everything that is on offer. In the first instance there is a walk-through viewing video available to watch and then 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.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Approximate floor area.** The overall approximate floor area is around 830 ft.<sup>2</sup> with accommodation over two levels.

**Entrance Vestibule:** 3' 9" x 4' 4" (1.148m x 1.324m) Measured at maximum points, radiator, stairs off to the first floor.

**Living Room:** 14' 2" x 14' 6" (4.322m x 4.423m) Measured at maximum points. UPVC bay style window to the front with fitted blinds, radiator, folding door off to the kitchen diner.

**Kitchen diner:** 8' 11" x 14' 4" (2.706m x 4.371m) A fitted kitchen with a generous range of matching drawers, basin wall cabinets, stainless steel sink and drainer with mixer tap over, freestanding cooker with double oven/grill and gas hob, ceramic wall tiling, UPVC window enjoying the aspect over the rear garden, radiator.

**Rear Vestibule:** 3' 7" x 3' 9" (1.093m x 1.154m) Two storage areas are accessed off this area, one of which contains the Worcester gas combination central heating boiler.

**First Floor Landing:** 7' 11" x 7' 4" (2.406m x 2.225m) UPVC window to the side, radiator, loft access point.

**Bedroom One:** 12' 1" x 11' 7" (3.685m x 3.536m) UPVC bay style window to the front with fitted blinds, radiator, excellent professionally fitted bedroom furniture providing an abundance of wardrobes and storage space, drawers, display shelving and bedside units.

**Bedroom Two:** 11' 3" x 9' 8" (3.431m x 2.943m) UPVC window overlooking the rear garden with fitted blinds, radiator, fitted bedroom furniture providing wardrobes and drawers.

**Bedroom Three:** 7' 11" x 8' 0" (2.425m x 2.430m) UPVC window enjoying the aspect over the rear garden, fitted blinds, radiator.

**Bathroom:** 6' 0" x 7' 10" (1.825m x 2.376m) A three-piece bathroom suite comprising: pedestal wash hand basin, WC and bath with shower over, UPVC window, ceramic wall tiling, radiator.

**Outside:** The front garden is predominantly paved for easy maintenance. There is private off-road driveway car parking. The rear garden area is ready to be landscaped with stone raised flowerbeds.

**Plot Size:** The overall approximate plot size is around 0.04 of an acre.

**Tenure:** Our clients advise us that the property is Freehold. We of course encourage all interested parties to read the auction pack.

**Council Tax:** The property is located in the borough of Bolton and the Bolton Council tax band rating is A.

**Flood Risk Infomation:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a very low risk of flooding.

**Conservation Area:** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 at your convenience.

**Thinking of selling or letting a property in Bolton?** 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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