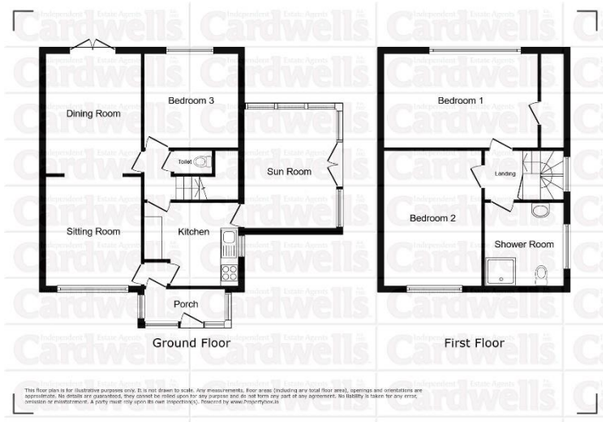

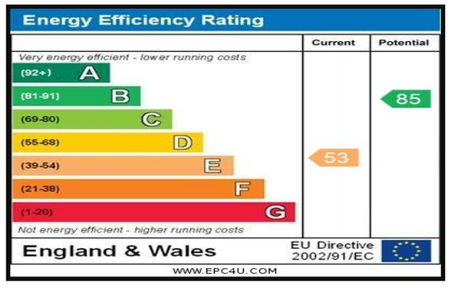

Independent Estate Agents Cardwells Est. 1982

Independent Estate Agents **Cardwells** Est. 1982 ™

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AVON ROAD, KEARSLEY, BL4 8PW

- No onward chain
- Semi detached family home
- Freehold
- Close to amenities and commuter routes
- Large corner plot within a cul de sac
- Three bedrooms
- Driveway for approximately four cars
- Open lounge/dining room and sun room

£240,000

BOLTON
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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.

Offered for sale with NO ONWARD CHAIN is this delightful semi detached home which is situated within a quiet cul-de-sac in Kearsley. This FREEHOLD home sits on a corner plot with beautiful gardens to three sides and has a large block paved driveway for approximately four cars which leads to the detached garage. The property is perfectly positioned for local supermarkets, shops, bus services to Bolton and Manchester along with the M62 motorway network and Kearsley train station just a short distance away. Internally the property comprises a double glazed porch giving access to the hall, open plan lounge and dining room, kitchen, sunroom, wc and double bedroom to the ground floor with two double bedrooms and a modern three piece shower room to the first floor. Externally there is a block paved driveway for approximately four cars at the front which leads to the detached garage at the side. The property has well manicured lawns to the front, side and rear all with beautifully kept flower beds and borders. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 7' 0" x 2' 11" (2.13m x 0.90m) Wall lamps, double glazed windows to front and side, tiled floor, door into the hall.

Hall: Ceiling light point, radiator, door leading into the sitting room and door leading into the kitchen.

Sitting room: 17' 3" x 10' 4" (5.25m x 3.14m) Ceiling light point, radiators, double glazed window to the front, feature fire and surround, open up into the dining room.

Dining room: 13' 4" x 9' 3" (4.06m x 2.83m) Ceiling light point, radiator, double glazed French doors to the rear.

Kitchen: 14' 2" x 8' 2" (4.31m x 2.49m) Ceiling light points, dual aspect double glazed windows to the front and the side, range of fitted wall and base units with integrated electric hob, electric oven, space for a microwave, undercounter fridge, under counter freezer, washing machine, one and a half bowl stainless steel sink with mixer tap and drainer, folding breakfast table, tiled splashback to the walls.

Sun room: 15' 10" x 8' 8" (4.83m x 2.65m) Ceiling light point, wall lamps, double glazed windows to the front rear and sides, double glazed French doors to the side, radiators, laminate effect flooring.

Cloakroom w.c: Ceiling light point, WC.

Inner hallway: Ceiling light point, stairs leading to the first floor.

Bedroom 3: 10' 1" x 9' 2" (3.08m x 2.79m) Ceiling light point, double glaze window overlooking the rear garden, radiator, fitted wardrobes.

Landing: Wall lamp, double glazed window to the side, storage, cupboard.

Bedroom 1: 15' 0" x 10' 0" (4.58m x 3.04m) Ceiling light points, double glazed window to the front, radiator, fitted wardrobes.

Bedroom 2: 16' 5" x 9' 5" (5.00m x 2.88m) Ceiling light point, fitted wardrobes, radiator, double glazed window overlooking the rear garden, storage to the eaves.

Bathroom: 8' 5" x 5' 9" (2.57m x 1.75m) Downlights, double glazed window to the side, three-piece suite incorporating a WC, wall mounted sink, walk-in shower cubicle with electric shower, porcelain tiled floor with tiled walls, wall mounted vertical ladder radiator, extractor fan.

Outside: To the front of the property there is a block paved driveway for approximately four cars which leads to the detached garage at the side. The property has well manicured lawns to the front, side and rear all with beautifully kept flower beds and borders.

Viewings: Please 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 C annual cost of £2015

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

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