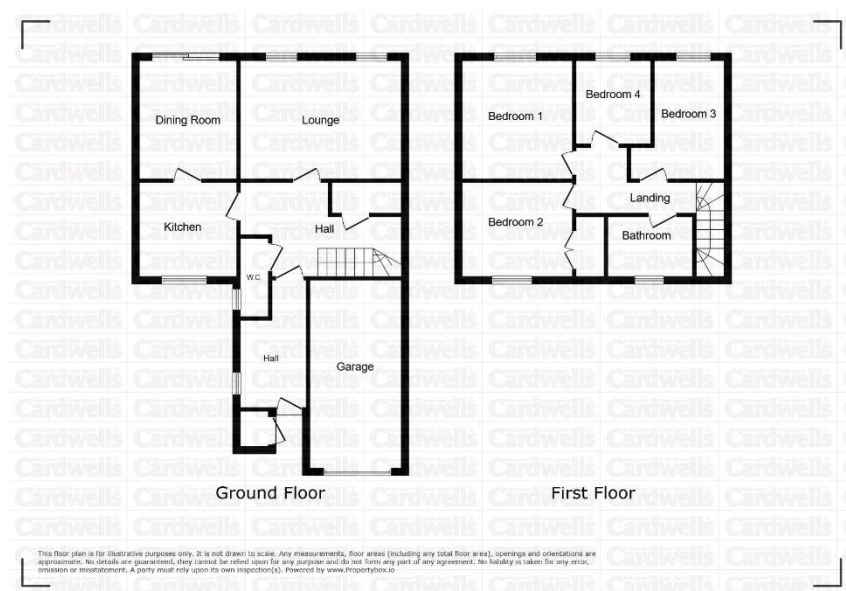




CARSLAKE AVENUE, HEATON, BL1 4BT



- Four bedroom family home
- Lounge, dining room and kitchen
- Cloakroom/wc
- Family bathroom
- Driveway and garage parking
- Lawned garden to the front
- Communal green space to the rear
- Close to local amenities and commuter routes



Offers in the Region Of £190,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

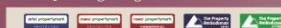
LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Occupying a pleasant position overlooking a communal green to the rear, this spacious four-bedroom terraced home offers excellent family accommodation, generous living space and the added benefit of driveway and garage parking. The property is approached via a well kept front garden with lawn and seating area, alongside a driveway providing off road parking and access to the garage. Internally the accommodation is well presented and briefly comprises an entrance porch, welcoming hallway, convenient cloakroom/WC, spacious lounge, separate dining room and fitted kitchen. The dining room enjoys an abundance of natural light and features sliding patio doors leading directly to the rear garden, creating an ideal space for both everyday family living and entertaining. To the first floor are four well proportioned bedrooms and a family bathroom, providing ample accommodation for growing families or those requiring home office space. Further benefits include gas central heating and double glazing throughout. The rear of the property enjoys a pleasant open aspect, overlooking a communal green area, creating a sense of space and privacy rarely found in similar homes. Carslake Avenue is ideally situated within easy reach of a wide range of local amenities. There are convenient neighbourhood shops nearby, while Bolton town centre offers an extensive selection of retail outlets, supermarkets, restaurants, cafés and leisure facilities.

The popular Queen's Park is within walking distance and provides attractive open green space, children's play areas and recreational facilities, perfect for families and outdoor enthusiasts. Bolton Railway Station is approximately one mile away, offering regular services to Manchester, Salford and across the North West, whilst excellent road links via the A666 and M61 motorway make commuting throughout Greater Manchester and beyond straight forward. The area is also well served by a number of highly regarded primary and secondary schools making it a popular choice for families. For further information and to arrange a viewing contact Cardwells Estate Agents 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, double glazed window to the side, radiator, laminate effect flooring.

WC: 7' 11" x 2' 8" (2.42m x 0.81m) Ceiling light point, double glazed window to the side, wc, pedestal sink, tiled splashback to the walls.

Lounge: 15' 0" x 10' 11" (4.58m x 3.33m) Ceiling light point, coving to the ceiling, double glazed windows to the rear, radiator, open into the dining room.

Dining room: 10' 11" x 9' 1" (3.34m x 2.77m) Ceiling light point, coving to the ceiling, radiator, double glazed sliding patio doors to the rear.

Kitchen: 9' 1" x 8' 9" (2.76m x 2.66m) Ceiling light point, double glazed window to the front, range of fitted wall and base units with extractor fan, space for a gas cooker, integrated double electric oven, space for a washing machine, one and a half bowl sink with mixer tap and drainer.

Landing: Ceiling light point, loft access

Bedroom 1: 11' 1" x 10' 10" (3.38m x 3.30m) Ceiling light point, fitted wardrobes, radiator, double glazed windows overlooking the communal gardens to the rear.

Bedroom 2: 10' 2" x 8' 9" (3.09m x 2.67m) Ceiling light point, radiator, fitted wardrobes, double glazed window to the front.

Bedroom 3: 11' 0" x 5' 10" (3.35m x 1.79m) Ceiling light point, radiator, double glazed window overlooking the communal gardens to the rear.

Bedroom 4: 7' 9" x 6' 11" (2.37m x 2.12m) Ceiling light point, radiator, double glazed window overlooking the communal gardens to the rear.

Bathroom: 6' 11" x 5' 6" (2.12m x 1.67m) Downlights, double glazed window to the front, three piece suite incorporating a wc, pedestal sink, panelled bath with electric shower above, fitted storage cupboard, tiled walls.

Outside: To the front of the property there is a good sized driveway leading to the garage with a lawned garden and seating area to the front. The rear of the property overlooks a communal green space.

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

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 999 years from 14 May 1982

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual cost of £1866

Total area: Cardwells estate agents Bolton research indicates the property is

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

