



BRAMCOTE AVENUE, THE HAULGH, BL2 1LF



- Semi detached house
- 2 bedrooms, originally 3 bedrooms
- Popular & convenient location
- Close to town centre
- Some modernisation required
- Ideal 1st time home
- Conservatory, WC
- Generous sized rear garden



£195,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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LETTINGS & MANAGEMENT

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Cardwells are pleased to offer for sale this semi detached house, situated in a very popular and convenient location. The property was originally constructed with three bedrooms, and was converted into two generous sized bedroom, by the vendor. The house is tucked away, just off Bromwich Street, within easy reach of the town centre and excellent transport links. There is plenty of scope to improve the interior and possibly changing back into three bedrooms. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises Lounge, kitchen dining room, conservatory, and a WC room. Upstairs there are two good sized bedrooms and a shower room. Outside, there are gardens to the front and rear along with a block a driveway providing ample off street parking. The property benefits from solar panels and gas is connected to the house.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door

Lounge: 14' 0" x 13' 5" (4.26m x 4.09m) uPVC double glazed window front aspect, gas fire, wooden flooring, open plan staircase to the landing. Archway open to

Kitchen dining room: 13' 10" x 9' 1" (4.21m x 2.77m) uPVC double glazed window and uPVC double glazed doors, rear aspect, fitted wall and base units with complementary work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built-in oven and grill, gas hob, stainless steel extractor hood above, space for a washing machine and a dishwasher, wooden flooring.

Conservatory: 12' 7" x 12' 5" (3.83m x 3.78m) The conservatory is of brick construction with a uPVC double glazed, French doors leading out onto the rear garden, tiled floor.

WC room: Close coupled WC, wash basin with mixer tap, tiled floor, extractor fan.

Landing: Frosted double glazed window side aspect, access to the loft, built in airing cupboard.

Bedroom 1(originally 2 bedrooms) 14' 1" x 10' 1" (4.29m x 3.07m) 2 uPVC double glazed windows, front aspect , fitted wardrobes with matching drawers.

Bedroom 2: 9' 0" x 8' 0" (2.74m x 2.44m) uPVC double glazed window, rear aspect, fitted wardrobes .

Shower room: 5' 10" x 5' 5" (1.78m x 1.65m) uPVC frosted double glazed window rear aspect, shower cubicle, wash basin with mixer tap inset to a vanity unit, close coupled WC, extractor fan.

Outside: To the front there is a laid to lawn garden with plant and flowerbeds. A block paved driveway provides ample off-street parking, leading along the side elevation. A wooden gate gives access to the rear garden. The rear garden is generous in size and steps lead up to a lawned garden and a block paved patio.

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

Tenure: The vendor advises us the freehold was purchased.

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual cost of £1763

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.

Thinking of selling or letting 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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