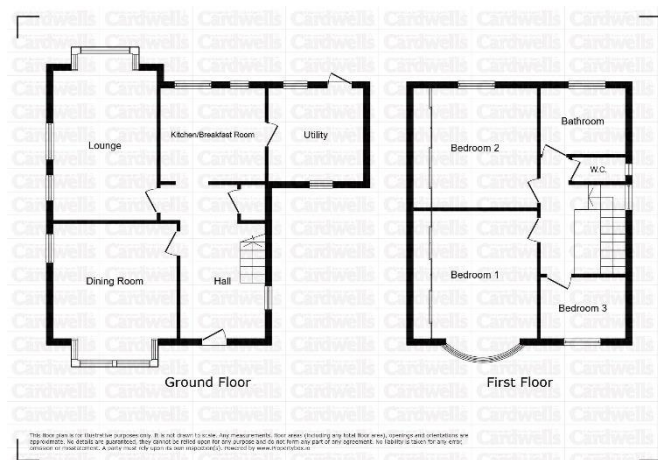




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HOLDEN AVENUE, BOLTON, BL1 7EY



- For sale by auction
- Detached
- Sought after location
- Offers great potential
- 3 bedrooms, 2 reception rooms
- Excellent local amenities
- Family bathroom, separate WC
- Mature gardens



Auction Guide Price £170,000

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For sale by auction, this bay fronted detached house, situated in a sought after location within Sharples, just off Blackburn Road. The area is well served with shops primary and high schools, places of worship and transport links. Bolton town Centre and the motorway network are within easy reach, along with Hall 'ith wood and Bromley Cross train station. The property has three bedrooms, two reception rooms a kitchen breakfast room and a utility room. Upstairs there are three bedrooms a family bathroom and a separate WC room. Outside there are mature gardens to the front and rear (south facing) along with a generous sized driveway which is partially canopied by a carport. The property has many character features and offers excellent potential to extend or improve to your own requirements. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281 bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed entrance porch, tiled floor, door leading to

Hallway: Leaded light stained glass window side aspect, radiator, built in under stairs storage cupboard, dado rail, staircase to the landing.

Dining room: 13' 1" x 12' 2" (3.98m x 3.71m) uPVC double glazed bay window front aspect, radiator below, uPVC double glazed window side aspect, marble fireplace incorporating a gas fire, picture rail, coving to the ceiling.

Lounge: 15' 10" x 14' 6" (4.82m x 4.42m) Single glazed bay window with leaded light panels above, single glazed window side aspect, feature sandstone fireplace incorporating a gas fire, two radiators, picture rail, bookshelving.

Kitchen breakfast room: 10' 0" x 10' 0" (3.05m x 3.05m) 2 uPVC double glazed windows rear garden aspects, fitted wall and base units with Work surfaces and tiled splashback, built in oven, gas burner hob, extractor hood above, space for a fridge and freezer, stainless steel sink unit with mixer tap.

Utility room: 7' 6" x 7' 2" (2.28m x 2.18m) uPVC double glazed window and a wooden door rear garden aspect, double glazed window front aspect, fitted storage cupboards, stainless steel sink unit, radiator, space for a washing machine, fitted shelving.

Landing: Leaded light stained glass window side aspect, access to the loft, dado rail, doors lead to,

Bedroom 1: 13' 6" x 12' 11" (4.11m x 3.93m) uPVC double glazed bay window front aspect, fitted wardrobes with storage cupboards, radiator.

Bedroom 2: 12' 11" x 12' 8" (3.93m x 3.86m) uPVC double glazed window rear aspect, radiator below, fitted wardrobes with matching drawers.

Bedroom 3: 7' 4" x 6' 6" (2.23m x 1.98m) uPVC double glazed window front aspect, radiator.

Bathroom: 9' 3" x 7' 0" (2.82m x 2.13m) uPVC frosted double glazed window rear aspect, matching suite comprising, corner bath, wash basin, shower cubicle, heated towel rail, radiator, tiling to the walls, inset spotlights to the ceiling.

Outside: Front - Metal gates open onto a driveway which is partially canopied by a carport. There is a laid to lawn garden with mature tree and plant displays. Rear - There is a generous sized garden which is mostly laid to lawn with mature tree borders. There is a paved patio directly to the rear and two metal gates give access along both side elevations.

Viewings: Please contact 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 12 May 1938

Council tax: Cardwells estate agents Bolton research indicates the property is band D annual cost of £2400

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

