

AVONDALE STREET, HEATON, BL1 4JY

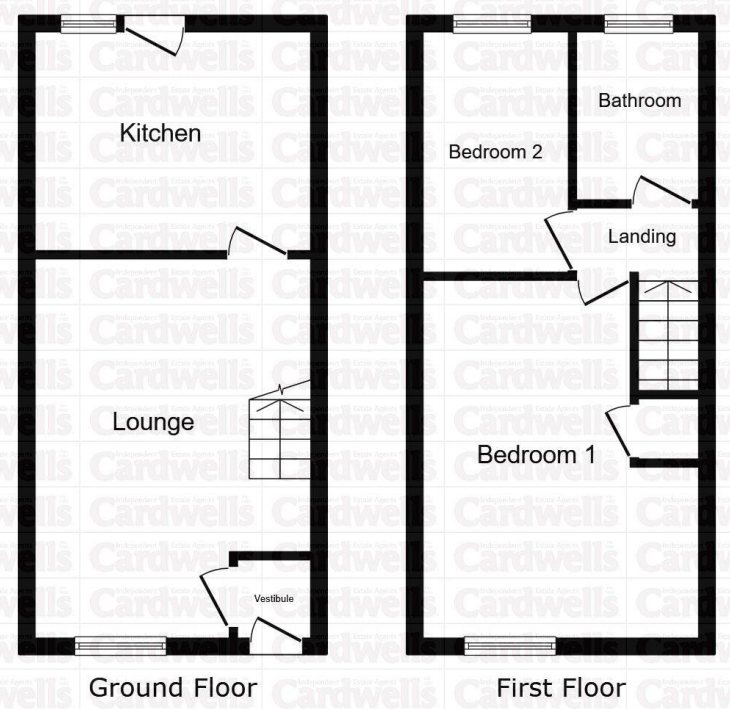


- 2 bedroom mid terraced
- No upward chain involved
- Good local amenities
- Ideal first time purchase
- Possible buy to let investment
- Close to Bolton town centre
- Enclosed yard to rear
- Viewing recommended

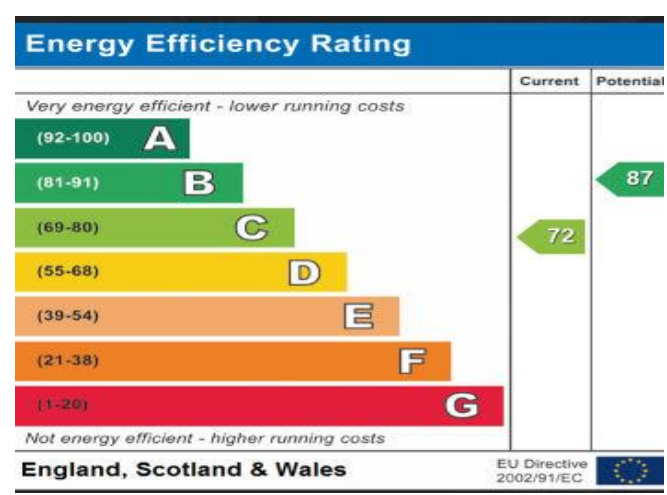


Offers in the Region Of £135,000

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 E: lettings@cardwells.co.uk
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



For sale with 'no upward chain involved', this traditional brick built, mid terraced house, situated in a very popular and convenient location. The area has an array of good local amenities, including shops, schools and transport links. Bolton Town Centre is within close proximity. The property would make an ideal first time purchase or perhaps a buy to let investment. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises, entrance vestibule, lounge and a kitchen breakfast room. Upstairs there are two bedrooms and a bathroom. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed door

Vestibule:

Lounge: 16' 2" x 11' 9" (4.92m x 3.58m) uPVC double glazed window front aspect, brick fireplace incorporating an electric fire, radiator, staircase to the landing.

Kitchen breakfast room: 11' 11" x 9' 4" (3.63m x 2.84m) uPVC double glazed window and door, rear yard aspect, fitted wall and base units with work surfaces and tiled splashbacks, built in oven and grill, four ring gas burner hob, extractor hood above, stainless steel sink unit with mixer tap, space for a washing machine, integrated fridge freezer, tiled floor, radiator.

Landing: Access to the loft, doors lead to

Bedroom 1: 15' 3" x 11' 9" (4.64m x 3.58m) uPVC double glazed window front aspect, radiator, built-in storage cupboard.

Bedroom 2: 10' 3" x 6' 5" (3.12m x 1.95m) uPVC double glazed window rear aspect, radiator below.

Bathroom: 7' 2" x 5' 0" (2.18m x 1.52m) uPVC frosted double glazed window rear aspect, white suite comprising, enclosed bath with a shower above, wash basin, close coupled WC, tiled floor, part tiling to the walls, chrome plated towel rail.

Outside: There is a small paved garden. You will find an enclosed paved yard, with a roller shutter door.

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 freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual cost of approximately £1600

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.

Plot size: Cardwells estate agents Bolton research indicates the property is 0.01 acre.

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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