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BARRETT AVENUE, KEARSLEY, BL4 8DR



- Lovely family home
- No upward chain involved
- Recently modernised
- 3 bedrooms contemporary interior
- Deceptively spacious accommodation
- Generous size plot
- Close to train station
- Excellent local amenities



£275,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale with no upward chain involved, this fantastic semi detached house situated on a generous plot. The property has been refurbished, creating a lovely modern family home. The area is well served with excellent amenities, which include Kearsley train station, park, local shops and the motorway network. The property is deceptively spacious with a great open plan family room and kitchen dining room. There is a separate lounge. Upstairs there are three good sized bedrooms and a bathroom with a contemporary white suite. Viewing is highly recommended to fully appreciate this wonderful home, through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: UPVC double glazed windows and twin opening doors leading to:

Open plan family room:

Living area: 10' 9" x 17' 6" (3.27m x 5.33m) UPVC double glazed window to the front aspect, two radiators, wooden staircase to the landing.

Kitchen dining area: 8' 0" x 17' 6" (2.44m x 5.33m) UPVC double glazed French doors and a UPVC double glazed window to the rear garden aspect, contemporary fitted wall and base units with granite effect work surfaces, stainless steel sink unit with mixer tap, built in oven, five ring gas burner hob, with an extractor fan above, integrated dishwasher, space for a washing machine, space for an American style fridge freezer, inset spotlights to the ceiling.

Lounge: 14' 7" x 11' 6" (4.44m x 3.50m) 2 UPVC double glazed windows to the front and rear aspect, radiator, feature wall mounted electric fire, inset spotlights to the ceiling.

Landing: Access to the loft, doors lead to:

Bedroom One: 14' 7" x 11' 7" (4.44m x 3.53m) 2 UPVC double glazed windows to the front and rear aspect, radiator.

Bedroom Two: 8' 2" x 10' 10" (2.49m x 3.30m) UPVC double glazed window to the front aspect, radiator below.

Bedroom Three: 11' 0" x 14' 3" (3.35m x 4.34m) UPVC double glazed window to the rear aspect, radiator below.

Bathroom: 5' 0" x 8' 9" (1.52m x 2.66m) 2 UPVC frosted double glazed windows to the rear aspect, modern white suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin with mixer tap inset to a vanity cupboard, chrome plated towel rail, extractor fan, inset spotlights to the ceiling.

Outside: There are substantial gardens to the front side and rear. To the front twin opening metal gates open onto a large driveway, which provides ample off street parking. The garden is mostly gravelled with paved areas. To the front elevation there is a wall mounted EV PowerPoint. The garden and driveway continues along the side elevation and a wooden gate gives access to the rear garden. Enclosed rear garden with a paved patio and a privet hedge border.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.09 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: 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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