



CASTLECROFT AVENUE, BLACKROD, BL6 5BA



- 2 bed semi detached
- No upward chain involved
- Fantastic views of Rivington
- Updating required
- Cul de sac position
- Ideal investment opportunity
- Offers great potential
- Good local amenities



£200,000

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For sale with 'no upward chain involved', this two bedroom, semi detached house has fantastic views of Rivington Pike and Winter Hill. The property requires updating and would make an ideal project, offering excellent potential to improve. The area is well served with good amenities, including shops, schools and transport links. The motorway network, and train stations are within easy reach. The accommodation briefly comprises entrance hall, lounge, kitchen and a double bedroom. Upstairs you will find a bedroom with fantastic views and a bathroom. There is also useful eaves/storage space, which is accessed from the landing. The property also benefits from double glazing to the majority and gas central heating. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Front door leading to the hallway with a radiator, built in under stairs storage cupboard, staircase to the landing, integral door leading to the garage.

Lounge: 16' 0" x 11' 3" (4.87m x 3.43m) UPVC double glazed window to the rear garden aspect, radiator below, coving and rose to the ceiling.

Kitchen: 12' 0" x 5' 10" (3.65m x 1.78m) UPVC double glazed window and a single glazed window to the rear aspect, fitted wall and base units, work surfaces, stainless steel sink unit, space for a washing machine, space for a fridge freezer, fitted overhead storage cupboards.

Bedroom Two: 13' 9" x 11' 3" (4.19m x 3.43m) UPVC double glazed bay window to the front aspect, radiator, coving to the ceiling.

Landing: Frosted UPVC double glazed window to the side aspect. A door opens into a useful eaves/storage room.

Bedroom One: 14' 8" x 12' 0" (4.47m x 3.65m) UPVC double glazed window to the rear aspect, fitted wardrobes and drawers, radiator.

Bathroom: 6' 4" x 5' 7" (1.93m x 1.70m) UPVC frosted double glazed window to the side aspects, enclosed bath with a shower above, wash hand basin, close coupled WC, radiator, part tiling to the walls, access to the loft.

Outside: There is a generous sized rear garden with a paved patio and a block paved pathway leading down to a further patio area. The garden is well stocked with mature trees and plants displays, with lovely far reaching views of Rivington Pike and Winter Hill.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2133

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 990 years from 1 November 1956

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.

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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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