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**PRINCESS AVENUE, KEARSLEY, BL4 8LQ**



- Semi detached house
- Popular & convenient location
- 3 Bedrooms
- Open plan lounge & kitchen
- Ideal as family home or 1st time buyer
- Good local amenities
- Close to motorway & train
- Viewing recommended



**Offers in the Region Of £210,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)



A three bedroom semi detached house, situated in a very popular location, close to good schools, shops and other amenities. The motorway network and Kearsley railway station is close by. The property would appeal to families, first time buyers or perhaps someone wishing to downsize. To arrange a viewing please contact Cardwells estate agents Bolton 01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). The accommodation briefly comprises, Entrance hall, and an open lounge/dining kitchen. Upstairs there are three bedrooms, two of which are double bedrooms and a bathroom. Outside there is a double width driveway to the front and a landscaped, low maintenance garden to the rear. The property also benefits from double glazed windows and gas central heating.

#### ACCOMMODATION AND APPROXIMATE ROOM SIZES:

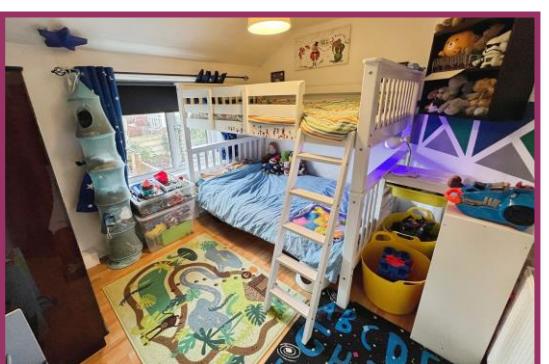
Front door leading to

**Entrance hall:** Enclosed staircase to the landing, tiled floor, radiator.

**Open plan lounge dining:** 13' 6" x 12' 0" (4.11m x 3.65m)

**Lounge area:** uPVC double glazed window, front aspect, radiator below, tiled floor, coving to the ceiling.

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**Landing:** uPVC frosted double glazed window, rear aspect, access to the loft, doors lead to

**Bedroom 1:** 12' 4" x 9' 9" (3.76m x 2.97m) uPVC double glazed window front aspect, radiator.

**Bedroom 2:** 10' 3" x 9' 6" (3.12m x 2.89m) uPVC double glazed window, rear aspect, radiator.

**Bedroom 3:** 8' 9" x 7' 0" (2.66m x 2.13m) uPVC double glazed window front aspect, radiator.

**Bathroom:** 6' 4" x 5' 7" (1.93m x 1.70m) uPVC frosted double glazed window, rear aspect, enclosed bath with mixer tap/shower attachment, wash basin with mixer tap, inset to a vanity units, close coupled WC, tiled floor, tiling to the walls, heated towel rail.

**Outside:** To the front there is a double width paved driveway and a large storage shed, which is attached to the side elevation. To the rear there is an enclosed landscaped garden, with paved pathways and a patio, with feature tree and plant displays.

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**Tenure:** Cardwells estate agents Bolton research indicates the property is Freehold.

**Council tax:** Cardwells estate agents Bolton research indicates the property is band A £1511 per annum

**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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**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).