



HEATON AVENUE, BRADSHAW, BL2 4BP



- No onward chain
- Extended semi detached
- Three bedrooms
- Three reception rooms
- Driveway and garage parking
- Close to Harwood centre
- Good size rear garden & two patio areas
- Good commuter routes and amenities



Offers in the Region Of £300,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



Located within the desirable area of Bradshaw is this extended semi detached family home which is offered for sale with NO ONWARD CHAIN. Heaton Avenue is located just off Tottington Road and is well placed for many local amenities with Harwood village just being down road with all of its local shops and a Morrisons supermarket. The property is also well situated for schooling with Canon Slade, Turton High School and Hardy Mill Primary School all within a short drive. St Maxentius primary school is also walking distance. For the commuter Bromley Cross Train Station is also within a short drive and will take you towards Manchester or Clitheroe. The accommodation for this family home comprises an entrance hallway, lounge, sitting room, kitchen and dining area to the ground floor with three good sized bedrooms and a three piece bathroom to the first floor. Externally there is a low maintenance garden with beautifully presented rocky and flagged driveway leading to the garage. The rear of the property has two large patio areas with a lawned garden separating the two with mature flower beds and borders surrounding. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Double glazed French doors to the front with single glazed door leading into the entrance hallway.

Entrance hall: Wall lamps, radiator, stairs leading to the first floor.

Lounge: 12' 10" x 12' 9" (3.91m x 3.88m) Ceiling light point, wall lamps, coving to the ceiling, inset living flame gas fire and surround, radiator, double glazed bay window to the front.

Sitting room: 11' 11" x 10' 8" (3.63m x 3.26m) Ceiling light point, radiator, double glazed window overlooking the rear garden, storage cupboard.

Kitchen area: 11' 8" x 8' 0" (3.56m x 2.43m) Ceiling light points, double glazed window to the rear, range of fitted wall and base unit with integrated stainless steel sink with mixer tap and drainer, extractor fan, electric hob, double electric oven, integrated dishwasher, washing machine, tiled splashback to the kitchen walls, Karndean flooring, open into the dining area.

Dining area: 17' 9" x 10' 5" (5.41m x 3.18m) Ceiling light points, coving to the ceiling, dual aspect double glazed window to the rear and the side, radiator, Karndean flooring, door leading to the patio area.

Garage: 15' 11" x 8' 3" (4.86m x 2.51m) Ceiling light point, automatic roller shutter door, wall mounted boiler, space for a dryer and larder freezer.

Landing: Wall lights, coving to the ceiling, loft access with pull down ladder, storage cupboard, double glazed window to the side.

Bedroom 1: 12' 8" x 11' 0" (3.87m x 3.36m) Ceiling light point, radiator, double glazed bay window to the front, fitted wardrobes and dresser unit.

Bedroom 2: 11' 11" x 10' 8" (3.63m x 3.26m) Ceiling light point, radiator, double glazed window to the rear, fitted wardrobes.

Bedroom 3: 9' 10" x 7' 11" (2.99m x 2.42m) Ceiling light point, radiator, double glazed window to the rear, fitted wardrobes.

Bathroom: 8' 2" x 7' 6" (2.48m x 2.29m) Downlights, two double glazed windows, radiator, three-piece suite incorporating a vanity unit with inset sink and WC, walk shower cubicle, wall mounted vertical ladder radiator, tiled walls.

Outside: To the front of the property, there is a low maintenance garden with beautifully presented rocky and flagged driveway leading to the garage. The rear the property has two large patio areas with a lawned garden separating them and mature flower beds and borders surrounding.

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 C £2133

Plot size: Cardwells estate agents Bolton research indicates the property is in an approximate plot size of 0.08 acres.

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.

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