



SEYMOUR ROAD, ASTLEY BRIDGE, BL1 8PT



- Substantial extended 3 bed semi detached
- Accommodation over three levels
- Hall/ground floor extension/lounge
- Dining room/kitchen/conservatory
- First floor landing/2 bedrooms/bathroom
- Converted top floor loft room/bed three
- Scope to create a wonderful family home
- Driveway parking/gardens to front and rear



Auction Guide Price £185,000

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Attention cash buyers! In conjunction with our auction partners BTG Eddisons, Cardwells Estate Agents Bolton are delighted to offer to the market this substantial extended three bedroom semi detached property on Seymour Road in Astley Bridge. This is a wonderful opportunity to create a lovely family home in a peaceful setting. In close proximity to excellent transport links via Hall i'th' Wood train station, The A666 motorway network with fabulous local amenities and highly regarded schools including Smithills, Sharples and Thornleigh Salesian College all within the catchment area. Boasting accommodation over three levels and briefly comprising: Porch, reception hallway, ground floor extension, bay fronted lounge, dining room, kitchen, conservatory, first floor landing, two double bedrooms and a four piece family bathroom and a top floor loft room/bedroom three. To the outside is driveway parking for numerous cars and there are mature gardens to both front and rear. We are advised that there is a garage to the rear which is accessed via an unadopted road and we would recommend any potential buyers to check the access with their solicitors. Viewings are readily available by ringing Cardwells Estate Agents Bolton on 01204 381281, via email at bolton@cardwells.co.uk or by visiting www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Timber door giving access to.

Porch: 2' 10" x 4' 1" (0.86m x 1.24m)

Reception hallway: 20' 8" x 4' 1" (6.29m x 1.24m) Wall mounted radiator, double glazed window.

Access to the ground floor extension.: 24' 7" x 11' 9" (7.49m x 3.58m) Wall mounted radiator, double uPVC doors giving access to the front garden, timber door giving access to the rear.

Downstairs shower room: 6' 1" x 5' 9" (1.85m x 1.75m) Three piece suite comprising Wc, pedestal wash basin, walk in shower cubicle, frosted uPVC double glazed window, wall mounted heated towel rail.

Lounge: 19' 3" x 15' 7" (5.86m x 4.75m) uPVC double glazed bay window, two wall mounted radiators, feature fireplace and surround.

Dining room: 12' 5" x 12' 2" (3.78m x 3.71m) Feature fireplace and surround, uPVC double glazed window, wall mounted radiator, enclosed staircase to the landing, under stair storage cupboard.

Kitchen: 6' 5" x 15' 6" (1.95m x 4.72m) Fitted kitchen comprising stainless steel sink unit, base and wall units, uPVC double glazed window, timber door giving access to.

Conservatory: 10' 4" x 9' 7" (3.15m x 2.92m) uPVC and brick build, wall mounted radiator, double doors giving access to the rear, wall mounted electric heater.

Landing: turning staircase giving access to the loft room, wall mounted radiator, two uPVC double glazed windows.

Bedroom 1: 17' 5" x 15' 4" (5.30m x 4.67m) Professionally fitted furniture, two uPVC double glazed windows, wall mounted radiator.

Bedroom 2: 11' 7" x 9' 5" (3.53m x 2.87m) uPVC double glazed window, wall mounted radiator.

Family bathroom: 6' 0" x 9' 5" (1.83m x 2.87m) Four piece suite comprising Wc, pedestal wash basin, bidet, bath, partial wall tiling, wall mounted radiator, two frosted uPVC double glazed windows.

Loft room: 7' 4" x 7' 7" (2.23m x 2.31m) Built in eaves storage, skylight.

Loft bedroom: 11' 3" x 13' 10" (3.43m x 4.21m) uPVC double glazed window.

Outside: the outside is driveway parking for numerous cars and there are mature gardens to both front and rear. We are advised there is a garage with access via an unadopted road from the rear which we would advise any prospective buyers to check the access with their solicitors.

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a freehold tenure.

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band D and the current cost is approximately £2,392.00 per annum payable to Bolton council.

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