



**PENGWERN AVENUE, BOLTON, BL3 4HA**



- No upward chain involved
- Deceptively spacious accommodation
- Sought after location
- 2 double bedrooms
- Lounge, separate dining room
- Extended kitchen
- Good amenities & transport links
- Viewing recommended



**Offers in the Region Of £170,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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**LETTINGS & MANAGEMENT**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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A deceptively spacious bay fronted terraced house, situated in a sought after location. This two bedroom house is offered for sale with 'no upward chain involved'. The property has been extended, and the accommodation briefly comprises of two reception rooms, kitchen, two double bedrooms and a shower room. The area is well served with good local amenities and transport links. Viewing is recommended through Cardwells estate agents Bolton 01204 381 281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Timber framed front door leading to

#### **Vestibule:**

**Entrance hall:** Radiator, enclosed staircase to the landing, doors lead to

**Dining room:** 13' 6" x 12' 0" (4.11m x 3.65m) uPVC double glazed bay window front aspect, radiator.

**Lounge:** 15' 2" x 13' 6" (4.62m x 4.11m) uPVC double glazed window, rear aspect, radiator below, built in under stairs storage cupboard, fitted wall cupboard.

**Kitchen:** 8' 7" x 8' 7" (2.61m x 2.61m) uPVC double glazed window and door, rear aspect, fitted wall and base units, with complimentary work surfaces and tiling to the walls, stainless steel sink unit with mixer tap, space for a washing machine, built-in oven and grill, four ring gas burner hob, radiator.

**Landing:** Access to the loft, doors lead to

**Bedroom 1:** 14' 0" x 12' 0" (4.26m x 3.65m) 2 uPVC double glazed windows, front aspect, two radiators, fitted wardrobes with overhead storage cupboards and a matching dressing table unit.

**Bedroom 2:** 13' 5" x 10' 0" (4.09m x 3.05m) Double glazed window, rear aspect, two fitted storage cupboards, radiator.

**Shower room:** 7' 6" x 4' 9" (2.28m x 1.45m) uPVC frosted double glazed window, rear aspect, double width shower cubicle, wash basin, close coupled WC, tiling to the walls, chrome plated towel rail., Inset spotlights to the ceiling

**Outside:** To the front a gate opens onto the garden with tree and plant displays and a paved pathway. To the rear there is an enclosed garden/yard, with a gate giving access to the rear lane. There is an attached brick built outhouse with a WC.

**Viewings:** Please call Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is leasehold. 999 years from 1 November 1926

**Council tax:** Cardwells estate agents Bolton research indicates the property is band B £1763 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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)

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