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**MEADOWSIDE AVENUE, TONGE FOLD, BL2 2SS**



- 3 bedroom end townhouse
- Popular & convenient location
- Ideal 1st time home
- Generous sized plot & garden
- Open plan kitchen/dining room
- Some updating required
- Useful utility/storage room
- Gated driveway & garage



**£155,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale this three bedroom end townhouse, row of 5 houses tucked away with leafy aspects. The property would make an ideal first time home and is situated in a popular and convenient location, close to good school shops, amenities, motorway network, Tonge park and Bolton town centre are close by. The property has generous gardens to three sides, along with a gated paved driveway, which provides off street parking. It is fair to say that the property would benefit from some updating, however offers excellent potential. The accommodation briefly comprises entrance hall, open plan lounge dining room, kitchen and an attached utility/storage room. Upstairs there are three bedrooms, bathroom and a separate WC. The property also benefits from double glazing to the majority. Viewings: 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:**

**Total area:** Cardwells estate agents Bolton research indicates the approximate sq footage is 871

**Entrance Hallway:** Timber framed front door leading to the hallway with staircase to the landing, doors lead to:

**Open plan lounge dining room:**

**Lounge area:** 13' 9" x 11' 5" (4.19m x 3.48m) UPVC double glazed window to the front aspect, feature fireplace incorporating a gas fire with a wooden mantle surround, dado rail.

**Dining Area:** 11' 0" x 7' 6" (3.35m x 2.28m) UPVC double glazed window to the rear garden aspect, serving hatch to the kitchen, dado rail.

**Kitchen breakfast room:** 10' 6" x 10' 0" (3.20m x 3.05m) UPVC double glazed window and a timber framed door to the rear garden aspect, fitted wall and base units with complementary work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, space for a cooker and a washing machine, built in storage cupboard. From the kitchen there is an attached utility/storage room with a wooden door and a window to the rear aspect.

**Landing:** Dado rail, built in airing/storage cupboard, access to the loft.

**Bedroom One:** 13' 3" x 10' 5" (4.04m x 3.17m) UPVC double glazed window to the front aspect.

**Bedroom Two:** 11' 1" x 9' 3" (3.38m x 2.82m) UPVC double glazed window to the rear aspect.

**Bedroom Three:** 9' 3" x 7' 1" (2.82m x 2.16m) UPVC double glazed window to the front aspect.

**Bathroom:** 5' 6" x 5' 7" (1.68m x 1.70m) UPVC frosted double glazed window to the rear aspect, enclosed bath with a shower above, wash hand basin.

**Separate wc:** UPVC frosted double glazed window to the rear aspect, close coupled WC, dado rail.

**Outside:** There is an open plan block front paved garden with plant displays. A gate gives access along the side elevation and rear garden. There is a generous sized paved rear garden area with steps leading up to a gated driveway, with access to the rear. The driveway continues along the side elevation. There are two useful wooden storage sheds, one of which benefits from power and light.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Freehold.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band A annual charges of £1,600

**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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**Thinking of selling or letting:** 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 or visit: 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 or visiting: www.Cardwells.co.uk

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