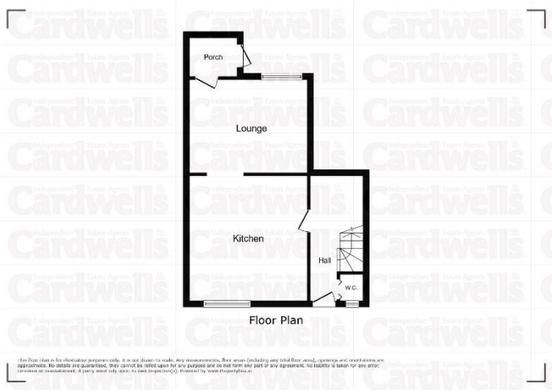
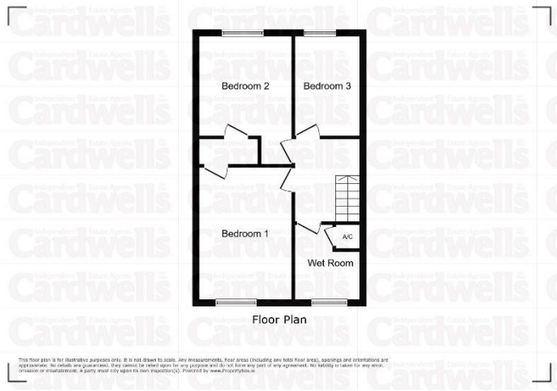








Floor Plan



Floor Plan

Independent Estate Agents Est. 1982 Cardwells™

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THORNBANK EAST, DEANE, BL3 5NN



- Three-bedroom family home
- No chain involved
- Requires some cosmetic updating
- Excellent potential to add value
- Detached garage/workshop
- Spacious lounge, Kit/ breakfast room
- Ideal first-time purchase or investment
- Gardens to the front and rear







£135,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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An excellent opportunity for those looking to put their own stamp on a property, this three-bedroom end of terraced home is offered for sale with no onward chain. Requiring some cosmetic updating, the property provides spacious accommodation, generous gardens and a useful detached garage/workshop. The accommodation briefly comprises; entrance porch, spacious lounge, kitchen breakfast room, hallway and a guest WC room to the ground floor. To the first floor there are three bedrooms and a wet room. Outside, the property benefits from gardens to both the front and rear, providing ample outdoor space and a useful detached garage/workshop, offering excellent storage. Situated in a popular residential location, the property is conveniently placed for local amenities, schools, transport links and Bolton town centre. 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. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: UPVC door, double glazed window to the front aspect.

Lounge: 10' 7" x 16' 7" (3.22m x 5.05m) UPVC double glazed window to the front aspect, radiator below, archway open to:

Kitchen breakfast room: 14' 2" x 9' 9" (4.31m x 2.97m) UPVC double glazed window to the rear aspect, fitted kitchen units with working surfaces, stainless steel sink unit with mixer tap, space for a cooker, extractor hood above, space for a washing machine and a fridge, radiator.

Hallway: UPVC door to the rear aspect, fitted storage cupboard, staircase to the landing.

Guest WC room: Double glazed window to the rear aspect, close coupled WC, radiator.

Landing: Access to the loft, doors lead to:

Bedroom One: 14' 3" x 10' 0" (4.34m x 3.05m) UPVC double glazed window to the rear aspect, radiator, fitted storage cupboard.

Bedroom Two: 13' 10" x 9' 3" (4.21m x 2.82m) UPVC double glazed window to the front aspect, radiator, fitted storage cupboard.

Bedroom Three: 10' 9" x 7' 0" (3.27m x 2.13m) UPVC double window to the front aspect, radiator.

Wet room: 8' 1" x 6' 1" (2.46m x 1.85m) UPVC double glazed window to the rear aspect, close coupled WC, wash basin, shower area, radiator, part tiling to the walls, fitted airing cupboard, extractor fan.

Outside: There is a paved front pathway and a garden with plant displays. There is an enclosed garden to the rear which is mostly paved with gates giving access to the rear. There is a useful detached garage/workshop which has double glazing.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 125 years from 14 October 1988. The ground rent is £10 per annum.

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

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.

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. A walk through viewing video is available to watch in the first instance.

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

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). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate ltd













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