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ALEXANDER ROAD, BOLTON, BL2 2RA



- Garden fronted mid terraced property
- Attractive bay fronted elevation
- Views over Tonge Park
- Two spacious reception rooms
- Three good sized bedrooms
- Close to well regarded schools
- Convenient for local shops and amenities
- Excellent transport and commuter links



Offers in the Region Of £180,000

BOLTON

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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982

Situated within a popular and convenient residential location with views over Tonge Park, this attractive garden-fronted, bay-fronted mid-terraced home offers spacious accommodation across two floors and would make an ideal purchase for first-time buyers, growing families or investors alike. The property enjoys an excellent position close to a range of local amenities, well-regarded schools, shopping facilities and transport links. Bolton town centre is easily accessible, whilst commuters will appreciate the convenient access to major road networks and nearby railway stations, including Hall l'th Wood Train Station and Bolton Train Station, providing regular services to Manchester, Preston and beyond. Internally, the accommodation is both spacious and well-presented. An entrance hallway leads to a bright and welcoming bay-fronted lounge, whilst to the rear of the property is a generous dining room which seamlessly opens into the kitchen, creating an ideal space for both everyday living and entertaining. To the first floor, there are three good-sized bedrooms together with a three-piece family bathroom suite. Externally, the property benefits from an attractive garden frontage, whilst to the rear there is a low-maintenance enclosed yard. A useful storage shed, currently utilised as a utility area, provides space for a washing machine and fridge/freezer, adding valuable additional storage and practicality. The property is conveniently located within easy reach of local primary and secondary schools, a variety of shops and supermarkets, leisure facilities and excellent public transport links. The nearby commuter routes provide straightforward access throughout Bolton and the wider Greater Manchester area. 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:

Entrance hall: Ceiling light point, coving to the ceiling, radiator, under stairs storage, laminate flooring, stairs leading to the first floor.

Lounge: 16' 2" x 10' 10" (4.94m x 3.31m) Wall lamps, double glazed bay window to the front, radiator, coving to the ceiling, electric feature flame effect fire and surround.

Dining room: 16' 5" x 14' 2" (5.01m x 4.31m) Ceiling light point, wall lamps, coving to the ceiling, radiator, laminate flooring, living flame gas fire and surround open into the kitchen area, french doors leading to the rear yard.

Kitchen: 8' 11" x 7' 10" (2.71m x 2.39m) Ceiling light point, coving to the ceiling, range of fitted wall and base units with integrated one and a half bowl sink with mixer tap and drainer, extractor fan, induction hob, electric oven, fridge/freezer, dishwasher, tiled floor with splashback to the walls.

Landing: Wall lamps, coving to the ceiling, loft access.

Bedroom 1: 14' 7" x 10' 11" (4.45m x 3.33m) Wall lamps, coving to ceiling, fitted wardrobes, radiator, double glazed window overlooking Tonge Park.

Bedroom 2: 12' 7" x 7' 11" (3.84m x 2.42m) Wall lamps, coving to a ceiling, radiator.

Bedroom 3: 11' 7" x 8' 0" (3.53m x 2.43m) Wall lamps, radiator, double glazed window to the rear.

Bathroom: 8' 4" x 5' 1" (2.55m x 1.54m) Downlights, double glazed window to the front, wall mounted vertical ladder radiator, extractor fan, three-piece suite incorporating a WC, pedestal sink, panelled bath with shower above, tiled floor and walls.

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 B £1866

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.

Total area: Cardwells estate agents Bolton research indicates the property is 996 sq ft

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 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 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 or visiting: www.Cardwells.co.uk

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