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**ORCHARD AVENUE, ASTLEY BRIDGE, BL1 8PZ**



- No onward chain
- Renovation project
- Semi detached family home
- Three bedrooms
- Two reception rooms
- Bathroom and cloakroom w.c
- Front and rear gardens
- Driveway parking



**£130,000**

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 Est. 1982

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN and in need of renovation is this good sized semi detached home located within a quiet avenue just off Seymour Road. The property is ideally located for many local amenities and is also a short distance from Hall I'th Wood train station making commuting to Bolton and Manchester City centre an ease. Internally the property comprises an entrance hallway, lounge, dining room, cloakroom/wc and kitchen to the ground floor with three bedrooms and a bathroom to the first floor. Externally there is block paved driveway parking with a raised border and a ramp leading to the front door and the porch. The rear of the property is low maintenance with raised borders and a pond. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Entrance hallway:** Ceiling light point, double glazed window to the front, under stairs storage.

**Cloakroom W.C:** 6' 2" x 3' 10" (1.88m x 1.17m) Ceiling light point, WC, wash hand basin, double glazed window to the front.

**Lounge:** 11' 5" x 11' 6" (3.48m x 3.50m) Ceiling light point, double glazed bay window to the front, gas fire and surround.

**Dining room:** 12' 9" x 11' 6" (3.88m x 3.50m) Ceiling light point, gas fire, double glazed French doors leading to the rear garden.

**Kitchen:** 10' 5" x 7' 11" (3.18m x 2.41m) Ceiling light point, double glazed windows to the rear, extractor fan, range fitted wall and base units with stainless steel sink with mixer tap and drainer, integrated electric oven and electric hob, space for various appliances.

#### **Landing:**

**Bedroom 1:** 11' 0" x 13' 0" (3.35m x 3.96m) Double glazed bay window to the front, feature fireplace.

**Bedroom 2:** 11' 4" x 10' 8" (3.46m x 3.26m) Ceiling light point, double glazed window to the rear, feature fireplace.

**Bedroom 3:** 6' 11" x 6' 4" (2.11m x 1.94m) Ceiling light point, double glazed window to the front.

**Bathroom:** 8' 4" x 6' 8" (2.55m x 2.02m) Ceiling light point, double glazed window to the rear, three-piece suite incorporating a WC, pedestal sink, panel bath with electric shower above, tiled splashback to the walls.

**Outside:** To the front of the property, there is block paved driveway parking with a raised border and a ramp leading to the front door and the porch. The rear of the property is low maintenance with raised borders and a pond.

**Viewings:** All viewings are by advance appointment with 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, 990 years from 29 September 1869

**Council tax:** Cardwells estate agents Bolton research indicates the property is band C annual cost of £2015

**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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