

Independent Estate Agents
Cardwells
Est. 1982

Independent Estate Agents
Cardwells
www.cardwells.co.uk

SHIREBURN AVENUE, TONGE FOLD, BL2 2SX



- Versatile three bed property with annexe
- Ideal opportunity to create a lovely home
- Porch/reception hallway/lounge/kitchen
- Annexe with lounge/wet room/kitchen area
- Landing/3 bedrooms/family bathroom
- Warmed by gas ch/upvc double glazed
- Freehold tenure/no onward chain
- Accommodation of approximately 113m²



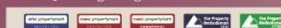
Offers in the Region Of £170,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered in England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



Offered to the market with the added advantage of a Freehold tenure and no onward chain, Cardwells Estate Agents Bolton are delighted to be instructed on this versatile three bed end terrace property with a ground floor annexe boasting versatile living accommodation of approximately 113 m². Situated in the ever popular Tonge Fold area and close to all its highly sought after amenities, transport links, local schools and nurseries with popular outdoor pursuits all within close proximity. Briefly comprising: Porch, reception hallway, lounge with sliding doors giving access to a conservatory, kitchen, utility, ground floor annexe which comprises of a lounge, a partially finished kitchen area and a purpose built wet room. First floor landing, three bedrooms and a four piece family bathroom suite. To the outside is readily available on street parking with a garden which is laid to lawn and to the rear is an Astroturf garden giving access to a purpose built workshop/storage unit. It is fair to advise that the property would benefit from a full cosmetic upgrade however we feel that this is reflected in the more than realistic asking price. 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:

Porch: 3' 7" x 5' 3" (1.09m x 1.60m) UPVC door into the porch with timber door giving access to.

Reception Hallway: 14' 11" x 6' 2" (4.54m x 1.88m) Staircase to the landing, wall mounted radiator.

Lounge: 24' 2" x 11' 8" (7.36m x 3.55m) uPVC double glazed window, two wall mounted radiators, sliding doors giving access to:

Conservatory: 9' 1" x 13' 5" (2.77m x 4.09m) Brick uPVC build, door giving access to the rear garden.

Kitchen: 9' 4" x 9' 11" (2.84m x 3.02m) Fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, four ring hob with extractor above, integrated oven, complementary tiled splash backs, uPVC double glazed window.

Utility: 9' 1" x 4' 6" (2.77m x 1.37m) Plumbing for white goods.

Ground floor annexe:

Lounge: 13' 3" x 9' 2" (4.04m x 2.79m) uPVC double glazed window, wall mounted radiator, uPVC door giving access to the front, sliding doors into:

Partially finished kitchen: 4' 0" x 9' 2" (1.22m x 2.79m)

Wet Room: 5' 11" x 9' 2" (1.80m x 2.79m) Walk in shower cubicle, wc, pedestal wash basin, wall mounted heated towel rail, cupboard housing the gas combination boiler, frosted uPVC double glazed window.

Landing: 8' 1" x 8' 10" (2.46m x 2.69m) Built in airing cupboard, loft access point.

Bedroom One: 13' 3" x 8' 0" (4.04m x 2.44m) Fitted wardrobes, uPVC double glazed window, wall mounted radiator.

Bedroom Two: 11' 2" x 9' 2" (3.40m x 2.79m) Fitted shelving, uPVC double glazed window, wall mounted radiator.

Bedroom Three: 9' 7" x 7' 9" (2.92m x 2.36m) Fitted wardrobes, uPVC double glazed window, wall mounted radiator.

Bathroom: 6' 2" x 8' 4" (1.88m x 2.54m) Four piece suite comprising wc, pedestal wash basin, corner bath, walk in shower cubicle, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

Outside: To the outside is readily available on street parking with front garden which is laid to lawn. To the rear is an Astroturf garden with a purpose built workshop/storage unit.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 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 £1600

Approx Floor Area: The overall approximate floor area is around 113 square meters.

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

