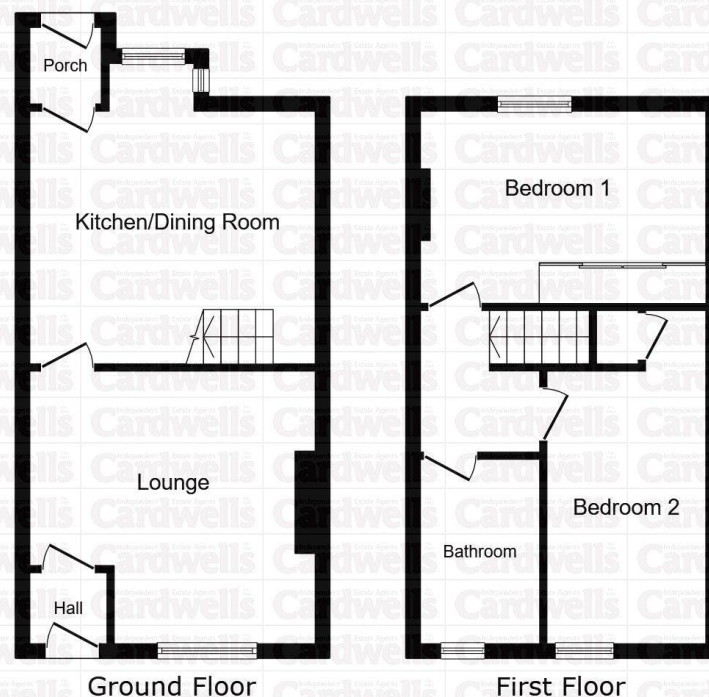




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Independent Estate Agents
Cardwells
Est. 1982

Independent Estate Agents
Cardwells
www.cardwells.co.uk

MELROSE AVENUE, HEATON, BL1 5NA



- Beautifully presented family home
- Stunning contemporary kit dining room
- Stylish modern bathroom
- Bespoke oak staircase, Ready to move into
- Spacious accommodation
- Paved front & rear garden
- Popular residential location
- Excellent access to local amenities



£180,000

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.



Nestled within a popular residential area, this beautifully presented two bedroom home has been thoughtfully modernised to a high standard, combining contemporary design with stylish character features throughout. The focal point of the property is the stunning open-plan kitchen dining room, finished with modern fittings and offering the perfect space for both family living and entertaining. The accommodation is further enhanced by a contemporary bathroom and a feature bespoke oak staircase that creates an impressive feature at the heart of the home. A bright and welcoming lounge provides additional living space, while the well-proportioned bedrooms offer comfortable accommodation for families and professionals alike. Conveniently situated close to local amenities, highly regarded schools, transport links and Bolton town centre, this property offers the perfect blend of style, comfort and convenience. Early viewing is highly recommended to appreciate the quality of finish and attention to detail throughout this exceptional home. 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 Vestibule: UPVC double glazed front door to the vestibule with a wooden door to:

Lounge: 14' 0" x 13' 2" (4.26m x 4.01m) UPVC double glazed window to the front aspect, feature tiled fireplace incorporating a wood burning effect gas fire, with a wooden mantle, radiator, fitted shelving, spotlights to the ceiling.

Kitchen dining room: 12' 2" x 13' 9" (3.71m x 4.19m) UPVC double glazed window to the rear aspect, contemporary fitted kitchen with matching matching wall and base units and complementary work surfaces and splashbacks, central Island unit incorporating a breakfast bar, fitted base units below, wine chiller, stainless steel sink unit with mixer tap, integrated fridge freezer, built in oven and microwave, halogen hob, extractor hood above, vertical radiator, inset spotlights. From the kitchen dining room, there is a bespoke oak framed staircase with feature lighting, leading to:

Rear Porch: UPVC double glazed door to the rear aspect, space and plumbing for a washing machine, spotlights to the ceiling.

Bedroom One: 13' 2" x 14' 0" (4.01m x 4.26m) UPVC double glazed window to the front aspect, fitted wardrobes, radiator, spotlights to the ceiling.

Bedroom Two: 12' 3" x 70' 8" (3.73m x 21.52m) UPVC double glazed window to the rear aspect, radiator, fitted storage cupboard.

Bathroom: 6' 8" x 6' 0" (2.03m x 1.83m) UPVC frosted double glazed window window to the rear aspect, contemporary white suite comprising, enclosed bath with mixer tap and a shower above, wash basin with mixer tap inset to a vanity unit, close coupled WC, tiled floor, part tiling to the walls, chrome plated towel rail, inset spotlights, extractor fan.

Outside: To the front there is an enclosed paved garden. You will find an enclosed paved garden to the rear with a gate giving access to the rear lane.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

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

Approx Floor Area: The overall approximate floor area is around 69 square metres.

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

