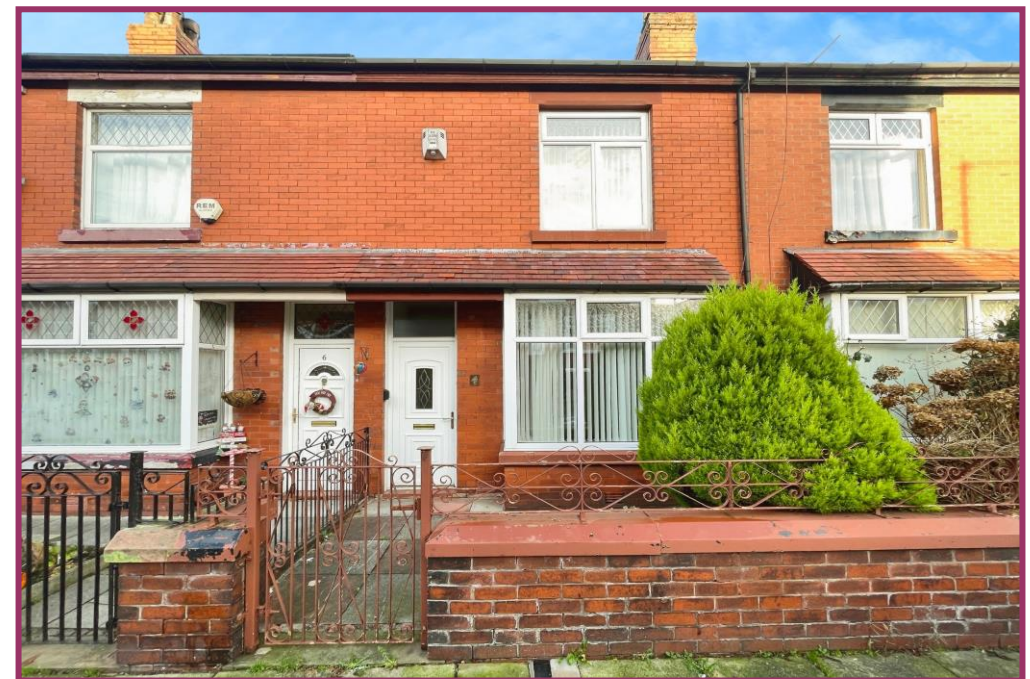




**GLEN AVENUE, DEANE, BL3 5QZ**



- Two bedroom terraced
- One reception room
- Fitted kitchen
- Three-piece bathroom
- Requires modernisation
- Gardens to front and rear
- No onward chain delays
- Early viewing advised



**£110,000**

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Located in a well regarded and sought after area of Deane, just off Wigan Road, this two bedroom terraced house currently comprises vestibule, lounge, fitted kitchen, two bedrooms and a bathroom with three-piece suite. Requiring modernisation, this property offers the buyer the ideal opportunity to create a home to their own style and taste as well as potentially adding value. Available with no onward chain delays, early viewing is advised which, in the first instance, can be via our virtual viewing video and then in person by phoning our Cardwells Estate Agents Bolton office on (01204) 381281, online @cardwells.co.uk or emailing bolton@cardwells.co.uk.

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

**Vestibule:** Double glazed door to the front elevation leading into the vestibule. Tiled floor. Meter cupboard. Glazed door into the lounge.

**Lounge:** 14' 1" x 14' 1" (4.3m x 4.3m) Double glazed box bay window to the front elevation. Wall mounted gas fire in tiles surround. Meter cupboard.

**Kitchen:** 14' 1" x 12' 2" (4.3m x 3.7m) Double glazed windows and door to the rear elevation. Stairs lead off to the first floor landing. Range of base units with complementary work surfaces and matching wall mounted cabinets. Inset sink and drainer. Plumbed for washing machine. Space for gas cooker. Wall mounted gas fire in tile surround. Storage cupboard.

**First floor landing:** Stairs lead off the kitchen to the first floor landing. Over stairs storage. Loft access.

**Bedroom 1:** 14' 1" x 14' 1" (4.3m x 4.3m) Double glazed bay window to the front elevation. Built-in wardrobes and storage.

**Bedroom 2:** 12' 2" x 8' 10" (3.7m x 2.7m) Maximum measurements. Double glazed window to the rear elevation.

**Bathroom:** 6' 7" x 4' 11" (2.0m x 1.5m) Double glazed window to the rear elevation. Three piece coloured suite comprising bath, pedestal wash handbasin and close coupled WC. Part tiled elevations.

**Outside:** The front of the property enjoys a low wall enclosed garden area with path to the front door leading past mature shrub garden area. The rear has a good sized garden with low maintenance gravel terraced areas. Flagged path leads to the rear gate. Brick built out house. Pleasant views of park and countryside to rear.

**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 Leasehold, 999 years from 31 July 1913

**Council tax:** Cardwells estate agents Bolton 01204 381281 research indicates the property is band A annual cost of 1511

**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 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 or will be 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

