



Independent Estate Agents
Cardwells Est. 1982

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ST. JAMES AVENUE, BRIGHTMET, BL2 6HY



- Bay fronted semi detached
- No upward chain involved
- 3 bedrooms, 2 reception rooms
- Deceptively spacious
- Many character features
- Ideally requires some updating
- Good local amenities
- Easy reach of Bolton & Bury



£200,000

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

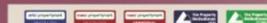
LETTINGS & MANAGEMENT

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.



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For sale with 'no upward chain involved', this deceptively spacious bay fronted semi detached house, situated at the bottom of St. James Avenue. The property has retained many character features, however would benefit from some updating, to your own taste. The area is well served with local shops, schools and transport links. Bolton and Bury town Centres are within easy reach. The property would make an ideal family home and viewing is highly recommended, through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The spacious accommodation briefly comprises, Entrance porch, hallway, lounge, dining room and the kitchen. Upstairs there are three bedrooms and a bathroom. Outside there are gardens to the front and rear, along with a driveway which leads to a single detached garage. There is also a useful brick built workshop/storage shed to the rear. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: uPVC double glazed porch. Quarry tiled floor, radiator, door leading to

Entrance hall: Radiator, built-in under stairs storage cupboard, coving to the ceiling, staircase to the landing.

Lounge: 16' 6" x 16' 2" (5.03m x 4.92m) uPVC double glazed bay window, front aspect, tiled fireplace with a wooden surround, radiator, coving and rose to the ceiling.

Dining room: 14' 7" x 13' 3" (4.44m x 4.04m) uPVC double glazed bay window, rear aspect, fitted storage cupboards and drawers, two radiators, coving to the ceiling.

Kitchen: 10' 2" x 8' 5" (3.10m x 2.56m) uPVC double glazed windows and door, rear aspect, fitted wall and base units with complimentary work surfaces and tiled splashback, stainless steel sink unit with mixer tap, space for a cooker a washing machine and a fridge freezer radiator.

Galleried landing: 2 uPVC double glazed windows, front and side aspect, coving to the ceiling.

Bedroom 1: 13' 1" x 13' 1" (3.98m x 3.98m) uPVC double glazed window, rear aspect, radiator below, coving to the ceiling.

Bedroom 2: 11' 5" x 13' 4" (3.48m x 4.06m) uPVC double glazed window, front aspect, radiator below.

Bedroom 3: 10' 1" x 8' 3" (3.07m x 2.51m) uPVC double glazed window, front aspect, access to the loft.

Bathroom: 6' 5" x 8' 5" (1.95m x 2.56m) uPVC frosted double glazed window rear aspect, bathroom suite comprising, bath with mixer tap and a shower above, wash basin, close coupled WC, tiling to the walls, radiator, fitted airing cupboard, radiator.

Outside: To the front there is a generous sized laid to lawn garden and a gated driveway, providing off-street parking. The driveway Leads along the side elevation, to a detached single garage with an up and over door. To the rear there is an enclosed garden with a paved patio and a useful brick built detached storage room/workshop. There is also an external door to the garage.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk to arrange viewings 7 days a week

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 1 November 1905

Council tax: Cardwells estate agents research indicates the property is band B annual cost of £1763

Flood risk information: Cardwells estate agents research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents 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 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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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

