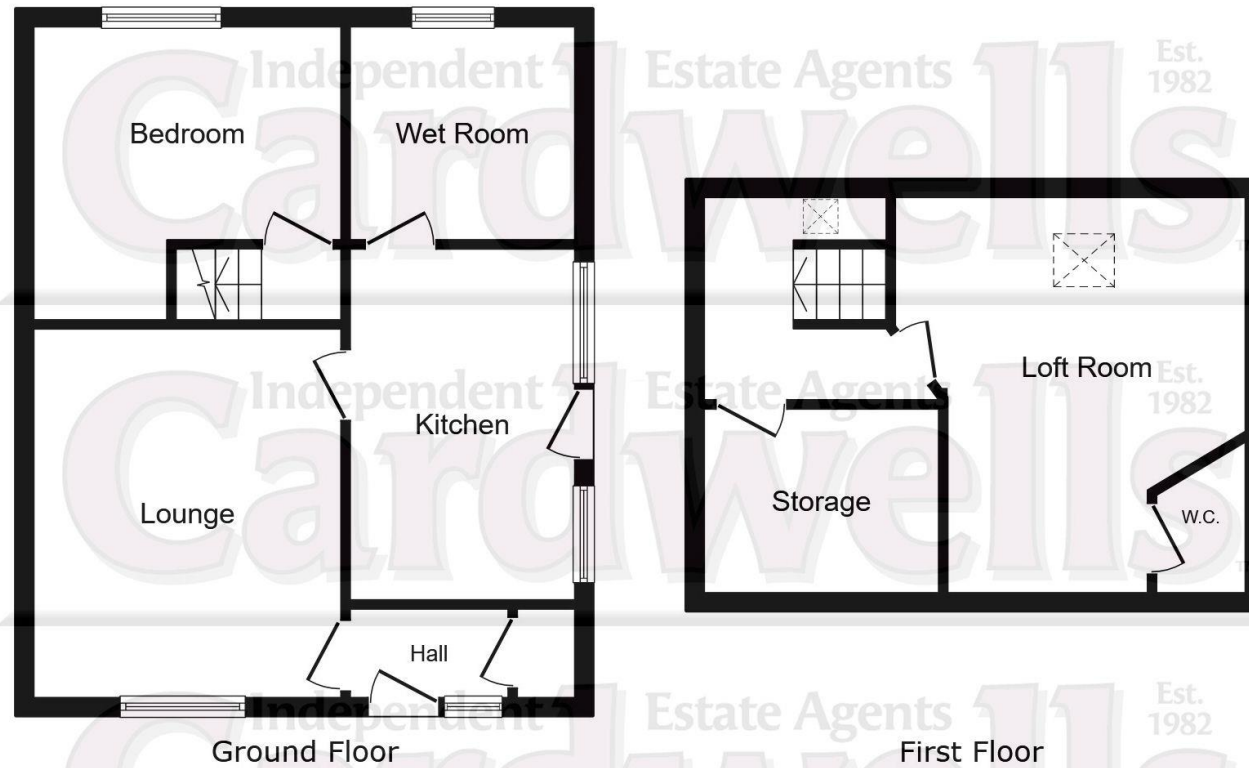




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)	59	70
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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**STROUD AVENUE, ECCLES, M30 8NL**



- No onward chain
- Semi detached bungalow
- One bedroom plus loft rooms
- Large wet room
- Lounge and kitchen/diner
- Driveway and carport parking
- Front and rear gardens
- Close to amenities and commuter



**Offers in the Region Of £220,000**

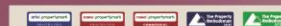
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Offered for sale with NO ONWARD CHAIN is this semi detached bungalow located within Eccles. Stroud Avenue is located within a cul-de-sac and is well positioned for many local amenities and commuter routes with the M60 motorway network being a short drive away. Internally the property will need some modernisation and comprises an entrance hallway c lounge, kitchen/diner, large wet room and double bedroom to the ground floor with stairs leading to the loft rooms and additional wc. Externally the front of the property has a low maintenance garden with driveway parking leading to a carport at the side of the property. The rear of the property has a flagged patio area with lawned garden and a large storage shed. 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 hall:** Ceiling light point, radiator, storage cupboard housing the wall mounted boiler, double glazed window to the front, door to the front.

**Lounge:** 13' 7" x 11' 5" (4.15m x 3.48m) Ceiling light point, wall lamps, radiator, double glazed window to the front, laminate effect flooring.

**Kitchen:** 12' 10" x 8' 2" (3.90m x 2.49m) Ceiling light point, radiator, range of fitted wall and base units incorporating a stainless steel sink with drainer, space for an electric cooker, washing machine, fridge freezer, double glazed windows to the side, door to the side, tiled walls.

**Wet room:** 8' 4" x 7' 10" (2.53m x 2.40m) Ceiling light point, double glazed window to the rear, radiator, extractor fan, wet room incorporating a WC, sink, electric shower, tiled walls.

**Bedroom:** 11' 4" x 11' 2" (3.46m x 3.41m) Ceiling light point, radiator, double glazed window to the rear, laminate effect flooring.

**Landing:** Ceiling light point, double glazed skylight to the rear.

**Storage room:** 8' 8" x 6' 9" (2.64m x 2.07m) Wall lamp, radiator.

**Loft room:** 14' 7" x 12' 11" (4.45m x 3.94m) Downlights, radiator, double glazed skylight to the rear, storage to the eaves.

**WC:** Down light, WC, pedestal sink, radiator, tiled floor and walls.

**Outside:** To the front of the property there is a low maintenance garden with driveway parking leading to a carport at the side of the property. The rear of the property has a flagged patio area with lawned garden and a large storage shed.

**Viewings:** All viewings please contact 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 residue of 999 years.

**Council tax:** Cardwells estate agents Bolton research indicates the property is band B annual cost of £1907

**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](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.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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).

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