



BARRETT AVENUE, KEARSLEY, BL4 8DR



- Sizeable semi detached
- Two reception rooms
- Fitted breakfast kitchen
- Bathroom and separate WC
- Ample off-road parking
- Sizeable rear garden
- Outhouse with power
- Early viewing advised



Offers in Excess of £240,000

BOLTON

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This sizeable semi detached is located on a significant plot with ample off-road parking to the front and a sizable garden to the rear. This stylish family home currently comprises lounge, dining room, fitted kitchen, three double bedrooms, two-piece bathroom and separate WC. Externally the property has an unusually large plot which has ample off-road parking for motorhome, caravan, boat or numerous vehicles and a sizeable rear garden ideal for families. The property also has a wooden outhouse with power and lighting which could possibly be utilised as work from home space if desired. Viewing of this lovely home is advised and can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing bolton@cardwells.co.uk or online at cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge: 17' 5" x 10' 10" (5.3m x 3.3m) Double glazed door to the front elevation leading into the lounge. Stairs lead off the lounge to the first floor landing.

Dining room: 14' 5" x 11' 6" (4.4m x 3.5m) Double glazed window to the front elevation with double glazed French doors to the rear. Laminate floor.

Breakfast kitchen: 17' 5" x 7' 10" (5.3m x 2.4m) Double glazed window and sliding patio doors to the rear elevation. Range of painted base units with contrasting work surfaces and matching wall cabinets. Inset sink and drainer. Electric hob, oven and extractor hood. Space for fridge freezer. Breakfast bar to match the work surfaces. Central heating boiler. Radiator.

First floor landing: Stairs lead off the lounge to the first floor landing.

Bedroom 1: 14' 1" x 10' 10" (4.3m x 3.3m) Double glazed window to the front elevation. Range of fitted wardrobes. Radiator.

Bedroom 2: 14' 5" x 11' 2" (4.4m x 3.4m) Double glazed windows to the front and rear elevations. Laminate floor. Radiator.

Bedroom 3: 10' 10" x 8' 2" (3.3m x 2.5m) Double glazed window to the rear elevation. Laminate floor. Radiator.

Bathroom: 5' 7" x 4' 11" (1.7m x 1.5m) Double glazed window to the rear elevation. Two piece suite comprising bath with shower over, vanity sink unit. Radiator.

Separate w.c.: 4' 11" x 2' 7" (1.5m x 0.8m) Double glazed window to the rear elevation. Close coupled WC. Tiled elevations.

Outside: The front of the property enjoys a substantial gravel driveway with parking for numerous vehicles leading passed a grass garden area. The rear enjoys a sizable garden laid mainly to lawn with stone patio, slate chipping seating area and two out houses, one with power and lighting.

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 October 1978

Council tax: Cardwells estate agents Bolton research indicates the property is band A

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 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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