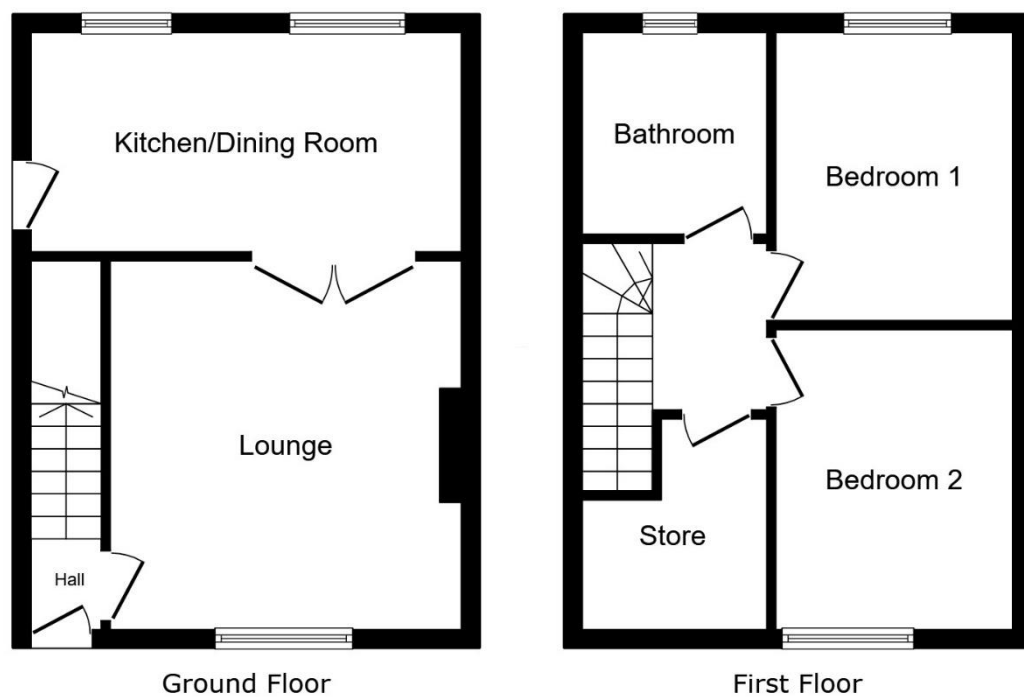
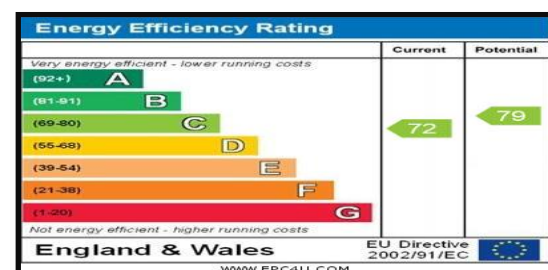




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



RAWCLIFFE AVENUE, BRIGHTMET, BL2 6JX



- No onward chain
- Semi detached home
- Two good sized bedrooms
- In need of modernisation
- Gardens to the front and the rear
- Driveway parking
- Close to local amenities
- Close to commuter routes



£115,000

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



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Cardwells Estate Agents Bolton are pleased to offer for sale this two bedroom semi detached home on the ever popular Rawcliffe Avenue in Brompton. Offered with the significant advantage of no onward chain, the property presents an excellent opportunity for buyers looking to modernise and add value to a home in a well established residential location. The accommodation comprises an entrance into a comfortable lounge with a kitchen/dining room to the rear, providing ample space for everyday family living and entertaining. To the first floor there are two good sized bedrooms together with a family bathroom. Externally, the property benefits from gardens to both the front and rear, offering excellent potential for landscaping and outdoor enjoyment. A driveway to the front provides convenient off road parking. Whilst the property would benefit from a programme of modernisation and general updating throughout, it offers purchasers the chance to create a home tailored to their own tastes and requirements. Rawcliffe Avenue is conveniently situated within easy reach of a wide range of local amenities. Brompton Shopping Centre, supermarkets, convenience stores, cafés and everyday services are all nearby, whilst larger retail facilities can be found at nearby Bury Road and Bolton town centre. Families will appreciate the selection of well regarded primary and secondary schools within the area, together with local parks and recreational facilities. Healthcare needs are well catered for with local GP surgeries, medical centres, pharmacies and dental practices readily accessible. For commuters, the property enjoys excellent transport links with regular bus services providing connections to Bolton town centre and surrounding areas. The nearby A58, Bury Road and junctions of the M61 motorway network offer convenient access towards Manchester, Bury, Blackburn and beyond, making this an attractive location for both commuters and families alike. Viewing is highly recommended to appreciate the potential this property has to offer. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge: 13' 9" x 13' 1" (4.2m x 4m) Laminate flooring, fireplace, window

Dining kitchen: 16' 1" x 8' 2" (4.9m x 2.5m) Kitchen units, it is fair to say the kitchen does need refurbishing

Bedroom 1: 10' 10" x 9' 10" (3.3m x 3m) Window

Bedroom 2: 10' 10" x 8' 6" (3.3m x 2.6m) Window

Bathroom: 7' 7" x 5' 11" (2.3m x 1.8m) White bathroom suite.

Garden: Rear garden comprising lawn and some paving

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 Freehold

Council tax: Cardwells estate agents Bolton research indicates the property is band A £2600 per annum

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

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

