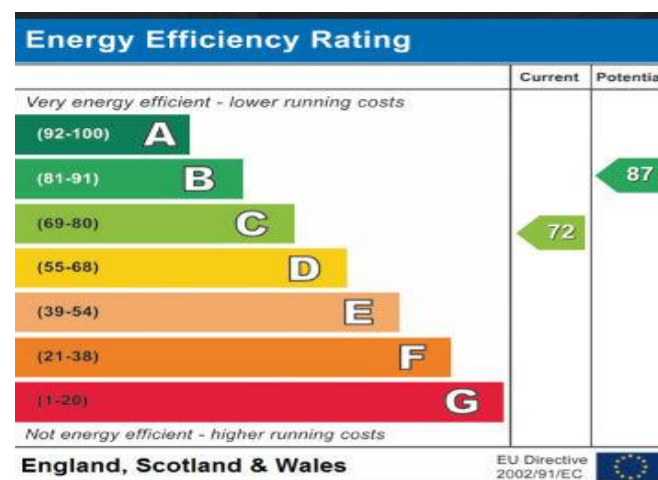
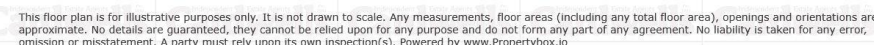




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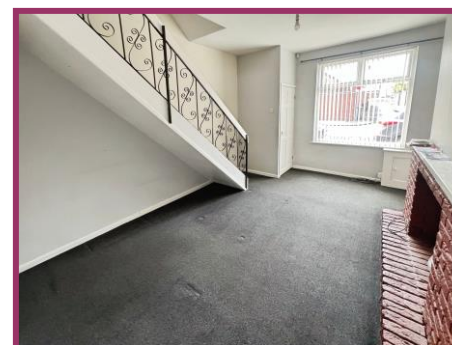
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AVONDALE STREET, HEATON, BL1 4JY



- 2 bedroom mid terraced
- No upward chain involved
- Good local amenities
- Ideal first time purchase
- Possible buy to let investment
- Close to Bolton town centre
- Enclosed yard to rear
- Viewing recommended



£129,950

For sale with 'no upward chain involved', this traditional brick built, mid terraced house, situated in a very popular and convenient location. The area has an array of good local amenities, including shops, schools and transport links. Bolton Town Centre is within close proximity. The property would make an ideal first time purchase or perhaps a buy to let investment. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises, entrance vestibule, lounge and a kitchen breakfast room. Upstairs there are two bedrooms and a bathroom. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed door

Vestibule:

Lounge: 16' 2" x 11' 9" (4.92m x 3.58m) uPVC double glazed window front aspect, brick fireplace incorporating an electric fire, radiator, staircase to the landing.

Kitchen breakfast room: 11' 11" x 9' 4" (3.63m x 2.84m) uPVC double glazed window and door, rear yard aspect, fitted wall and base units with work surfaces and tiled splashbacks, built in oven and grill, four ring gas burner hob, extractor hood above, stainless steel sink unit with mixer tap, space for a washing machine, integrated fridge freezer, tiled floor, radiator.

Landing: Access to the loft, doors lead to

Bedroom 1: 15' 3" x 11' 9" (4.64m x 3.58m) uPVC double glazed window front aspect, radiator, built-in storage cupboard.

Bedroom 2: 10' 3" x 6' 5" (3.12m x 1.95m) uPVC double glazed window rear aspect, radiator below.

Bathroom: 7' 2" x 5' 0" (2.18m x 1.52m) uPVC frosted double glazed window rear aspect, white suite comprising, enclosed bath with a shower above, wash basin, close coupled WC, tiled floor, part tiling to the walls, chrome plated towel rail.

Outside: There is a small paved garden. You will find an enclosed paved yard, with a roller shutter door.

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 annual cost of approximately £1600

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.

Plot size: Cardwells estate agents Bolton research indicates the property is 0.01 acre.

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 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

