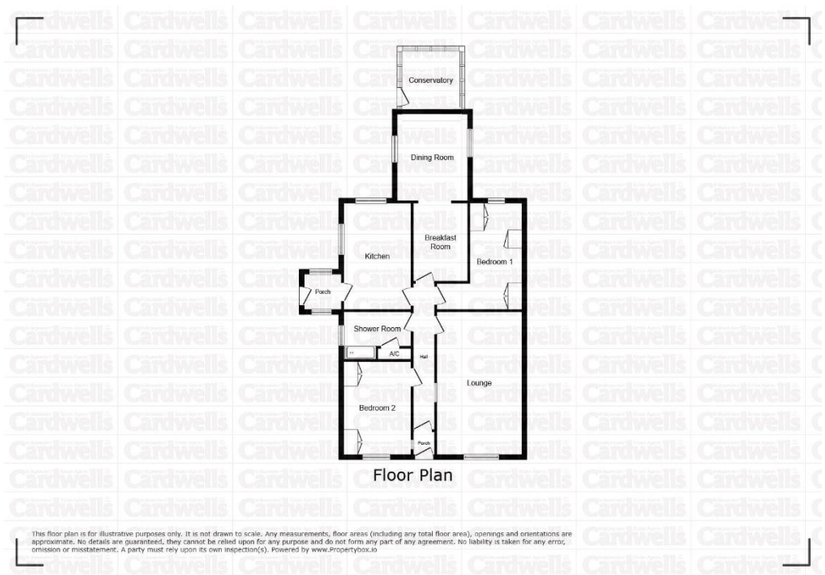

Floor Plan

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

Independent Estate Agents Cardwells Est. 1982

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LISMORE AVENUE, LADYBRIDGE, BL3 4NR

- Detached true bungalow
- No upward chain
- 3 bedrooms
- Spacious interior
- Extended accommodation
- Offers great potential
- Cul-de-sac position
- Some updating required

Offers Over £280,000

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11 Institute St, Bolton, BL1 1PZ
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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.

For sale with 'no upward chain involved', this detached true bungalow, situated in a very popular cul-de-sac location. The property has been extended with spacious accommodation and would ideally require some updating. This would be a good opportunity to improve and update to your own taste and requirements, offering excellent potential. Ladybridge is very convenient with good local amenities and transport links. The accommodation briefly comprises UPVC double glazed entrance porch, hallway, lounge, two bedrooms, bedroom 3/dining room, shower room, kitchen and a double glazed conservatory to the rear. The property also benefits from double glazing and gas central heating. Outside, there are gardens to the front and rear, along with a block paved driveway, leading to a single garage with an up and over door. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: UPVC double glazed windows and door, tiled floor, tiling to the walls.

Hallway: Parquet wooden flooring, radiator, coving to the ceiling.

Lounge: 20' 2" x 12' 0" (6.14m x 3.65m) UPVC double glazed window to the front aspect, feature tiled fireplace incorporating a living flame gas fire, two radiators, coving to the ceiling.

Kitchen: 14' 5" x 9' 5" (4.39m x 2.87m) 2 UPVC double glazed windows to the rear aspect, fitted wall and base units with work surfaces, stainless steel sink unit with mixer tap, space for a cooker, space for a washing machine and a fridge freezer, radiator, tiling to the walls. A door leads to the side entrance porch.

Bedroom3/Dining Room: 12' 3" x 12' 0" (3.73m x 3.65m) The room is divided into two areas. Two double glazed windows to the rear garden aspect, Parquet wooden flooring two radiators, coving to the ceiling, fitted shelving and storage above, access to the loft space.

Dining Area: 11' 0" x 7' 8" (3.35m x 2.34m) Archway to the dining room/bedroom 3 and a door to the hallway.

Side Porch: UPVC double glazed windows and a door, tiled floor.

Bedroom One: 15' 0" x 12' 0" (4.57m x 3.65m) UPVC double glazed window to the rear aspect, fitted wardrobes with overhead storage cupboards, sink unit inset to a vanity unit, radiator, coving to the ceiling.

Bedroom Two: 13' 0" x 9' 6" (3.96m x 2.89m) UPVC double glazed window to the front aspect, Parquet wooden flooring, fitted wardrobes with overhead storage cupboards, radiator, coving to the ceiling.

Shower Room: 9' 3" x 6' 8" (2.82m x 2.03m) UPVC frosted double glazed window to the side aspect, modern suite comprising, shower cubicle, wash basin with mixer tap, close coupled WC, tiling to the walls, radiator, coving to the ceiling, built in airing cupboard with access to the loft.

Outside: There is a block paved driveway and a garden to the front. The driveway leads to an attached single garage with an up and over door. The garden is well stocked with tree and plant displays. A Gate gives access along the side elevation to the rear garden. The rear garden is mostly paved with laid to lawn areas and plant borders. There is a UPVC double glazed conservatory, which is accessed independently from the bungalow.

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 12 June 1967, we understand the ground rent is £4 per annum

Plot size: Cardwells estate agents Bolton research indicates the property is in approximate plot size of 0.11 acres

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Council tax: Cardwells estate agents Bolton research indicates the property is band D annual cost of £2400

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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