



Independent Estate Agents
Cardwells Est. 1982

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FAIRMOUNT AVENUE, BRIGHTMET, BL2 5LB



- No upward chain involved
- Bay fronted, 3 bed semi detached house
- Large side garden
- Updating required
- Ideal investment opportunity
- Extended kitchen
- 2 reception rooms
- Offers great potential



Auction Guide Price £160,000

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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For sale with 'no upward chain involved', this traditional bay fronted semi detached house is situated in a very popular location on a generous sized plot. The property requires updating, offering excellent potential for improvement. The side garden is very generous in size and could be of interest to investors/developers. The area has good local amenities, including shops, schools parks and transport links. Bolton and Bury town centres are within easy reach. The accommodation briefly comprises entrance hall, lounge, dining room and an extended kitchen. Upstairs there are three bedrooms and a shower room. Outside there are large gardens to the front and side. The property also benefits from double glazing the majority and gas central heating. 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 Hall: 2 UPVC double glazed windows to the front aspect, enclosed staircase to the landing, doors lead to:

Lounge: 13' 5" x 13' 3" (4.09m x 4.04m) UPVC double glazed bay window to the front aspect, two radiators, fireplace, coving to the ceiling.

Dining Room: 13' 6" x 13' 6" (4.11m x 4.11m) UPVC double glazed window rear aspect, radiator below, built in under stairs storage cupboard, brick fireplace wooden fitted plate racks.

Kitchen: 19' 5" x 8' 9" (5.91m x 2.66m) UPVC door, 2 UPVC double glazed windows to the rear aspect, radiator, fitted wall and base units, work surfaces, tiled splashbacks, space for a cooker, space for a washing machine and a fridge, stainless steel sink unit with mixer tap, radiator, tiling to the walls.

Landing: Wooden mock beams to the ceiling, doors lead to:

Bedroom One: 13' 4" x 13' 4" (4.06m x 4.06m) UPVC double glazed bay window to the front aspect, fitted wardrobes, radiator, coving to the ceiling.

Bedroom Two: 7' 5" x 13' 4" (2.26m x 4.06m) UPVC double glazed window to the side aspect, radiator below, fitted wardrobe.

Bedroom Three: 6' 5" x 10' 9" (1.95m x 3.27m) UPVC double glazed window to the rear aspect, radiator, fitted storage units, mock beams to the ceiling.

Shower Room: 6' 7" x 7' 4" (2.01m x 2.23m) UPVC frosted double glazed window to the rear aspect, shower cubicle, close coupled WC, wash basin, radiator, part tiling to the walls, built in storage cupboards.

Outside: There are gardens to three sides of the house. A paved driveway provides ample off street parking. There is a laid to lawn area to the front, with a privet hedge. To the side of the property is a substantial garden, with mature trees and plant displays. To the rear is a paved patio and a smaller garden area.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 990 years from 1 May 1924

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1866

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings: 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.

Thinking of selling or letting: 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

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