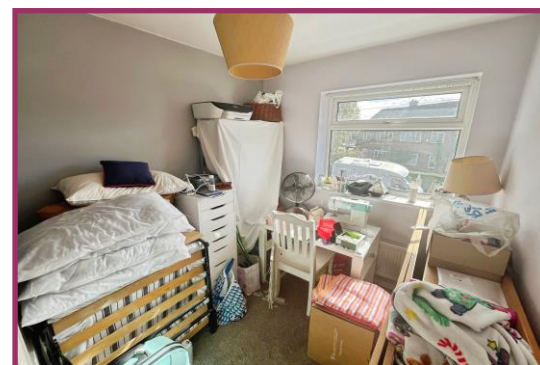




Ground Floor



First Floor

EASTWOOD AVENUE, WORSLEY, M28 0HG



- Semi detached home
- Three good sized bedrooms
- Bright and spacious lounge
- Kitchen/dining room with quartz worktops
- Versatile storage room
- Rear garden with patio
- Popular residential location
- Excellent commuter access to Manchester City Centre



Offers in the Region Of £210,000

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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Situated within a popular and well established residential area of Worsley, this spacious three bedroom semi detached home offers superb family accommodation, generous off road parking and a thoughtfully designed layout ideally suited to modern living. The property has been enhanced in recent years with the addition of an attractive concrete imprinted driveway to the front, providing ample off road parking for multiple vehicles. Entry is via a practical entrance porch which leads through to a welcoming hallway. To the front of the property is a bright and sunny lounge, creating an excellent space for relaxing and entertaining, whilst to the rear is a spacious kitchen/dining room fitted with modern units and complemented by stylish quartz worktops, providing the perfect hub for family life. A further benefit to the ground floor is a versatile storage room which offers excellent potential for conversion into a home office, study, utility room or hobby space, depending upon individual requirements. To the first floor, the property boasts three well proportioned bedrooms together with a modern family bathroom and separate WC, making it ideally suited to growing families. Outside, the property benefits from the extensive driveway to the front, whilst the rear garden features a paved patio seating area with steps leading up to a lawned garden bordered by attractive raised flower beds, creating an ideal space for outdoor dining, children's play and family enjoyment. The location is one of the property's strongest attributes. Eastwood Avenue is conveniently positioned for a wide range of local shops, supermarkets, restaurants and leisure facilities within Walkden and Worley, whilst the nearby Trafford Centre offers an extensive selection of retail and entertainment options. Families are well served by a number of highly regarded primary and secondary schools within the surrounding area. For commuters, the property enjoys excellent transport links with nearby Walkden and Moorside railway stations providing convenient access across Greater Manchester, whilst the A580 East Lancashire Road and M60 motorway network offer straightforward routes throughout the region. Manchester City Centre is approximately seven miles away, making this an excellent choice for buyers seeking a balance between suburban living and city convenience. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 6' 4" x 4' 5" (1.92m x 1.35m) Wall lamp, double glazed window to the side, radiator, tiled floor.

Hallway: Ceiling light point, radiator, laminate flooring.

Lounge: 12' 11" x 11' 11" (3.93m x 3.63m) Ceiling light point, radiator, double glazed window to the front, laminate flooring.

Kitchen/dining: 18' 8" x 10' 7" (5.69m x 3.22m) Ceiling light points, radiator, double glazed windows overlooking the rear garden, range of fitted wall and base units with complementary quartz worktops incorporating a one and a half bowl sink with drainer, extractor fan, integrated electric hob, oven, space for a fridge freezer, storage cupboard and pantry cupboard.

Office: 13' 6" x 6' 6" (4.12m x 1.97m) Ceiling light point, radiator.

Landing: Ceiling light point, double glazed window to the sides lost access with pull down ladder.

Bedroom 1: 14' 5" x 11' 1" (4.40m x 3.39m) Ceiling light point, radiator, double glazed window to the front, fitted wardrobe.

Bedroom 2: 12' 6" x 11' 1" (3.80m x 3.39m) Ceiling light point, radiator, fitted wardrobe, double glazed window overlooking the rear garden.

Bedroom 3: 9' 11" x 6' 11" (3.01m x 2.12m) Ceiling light point, radiator, double glazed window to the front.

Bathroom: 6' 11" x 5' 4" (2.12m x 1.62m) Ceiling light point, double glazed window to the side, vanity units with sink, panelled bath with mixer tap and shower, wall mounted vertical ladder radiator, tiled floor and walls.

Separate wc: 4' 1" x 2' 6" (1.24m x 0.75m) Ceiling light point, wc, double glazed window to the side, tiled floor with splashback to the walls.

Externally: To the front of the property there is a concrete imprinted driveway for multiple vehicles. The rear garden has a flagged patio area with a gate leading to the front and steps up to the lawn with raised flower beds.

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 £1600 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

