



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

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DUDLEY AVENUE, TONGE PARK, BL2 2RQ



- Semi detached home
- Beautifully refurbished throughout
- Two good sized bedrooms
- New kitchen and bathroom
- Freshly decorated throughout
- New floor coverings
- Ready to move into
- Ideal first time buy



£170,000

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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.



Cardwells Estate Agents Bolton are delighted to offer for sale this beautifully presented two bedroom semi detached property, which has been comprehensively refurbished and renovated throughout to create a stylish home that is ready for immediate occupation. Featuring fresh decoration, new carpeting and attractive laminate flooring, this turn key property would make an ideal purchase for a first time buyer, young couple or anyone seeking a home requiring little or no further work. The accommodation begins with a welcoming entrance hallway leading to a bright and spacious lounge, enjoying a beautiful bay fronted window which floods the room with natural light. To the rear is a generously sized kitchen/dining room, fitted with a recently installed kitchen incorporating a gas hob, electric oven and extractor hood, providing an excellent space for both everyday living and entertaining. Completing the ground floor is a conservatory with a stable door opening onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces. To the first floor, there are two well proportioned bedrooms, both freshly decorated and newly carpeted, together with a recently fitted contemporary three piece bathroom suite. Externally, the property enjoys a garden fronted position, whilst to the rear there is a generous low maintenance garden designed to make the most of outdoor living. Features include a patio area, raised flower beds and an attractive raised decking area, ideal for enjoying the sunshine and entertaining family and friends. Situated within a popular residential location close to local amenities, schools, transport links and Bolton town centre, this superb home offers an excellent opportunity for buyers seeking a property that is ready to move straight into. 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 hallway: Ceiling light point, radiator, laminate flooring, stairs leading to the first floor.

Lounge: 13' 2" x 10' 11" (4.01m x 3.32m) Ceiling light point, radiator, double glazed bay window to the front.

Kitchen/diner: 14' 4" extended to 14' 8" (4.36m x 4.46m) Downlights, radiator, under stair storage, laminate flooring, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, extractor fan, gas hob, electric oven, space for a washing machine, tiled splashback to the walls, double glazed windows to the rear.

Conservatory: 7' 10" x 4' 11" (2.40m x 1.49m) Double glazed with staple door leading to the rear garden.

Landing: Ceiling light point, double glazed window to the side, loft access.

Bedroom 1: 13' 9" x 13' 2" (4.20m x 4.02m) Downlights, double glazed window to the front, radiator.

Bedroom 2: 12' 1" x 7' 9" (3.68m x 2.37m) Downlights, double glazed window overlooking the rear garden, radiator, fitted wardrobes.

Bathroom: 6' 8" x 6' 1" (2.03m x 1.85m) Downlights, double glazed window to the rear, three piece suite incorporating a wc, vanity unit with inset sink, panelled bath with shower above, wall mounted vertical radiator, tiled floor with splashback to the walls.

Externally: The property is garden fronted with a path leading down the side of the property to the rear and also a path to the front door. The rear of the property is low maintenance with a flagged patio area with raised flower beds and steps leading up to a raised decking area.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

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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