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**RAWCLIFFE AVENUE, BRIGHTMET, BL2 6JX**



- No upward chain involved
- Spacious mid terraced house
- Ideal first time home
- Some updating required
- 2 bedroom
- Double glazed conservatory
- Lounge, kitchen dining room
- Good local amenities



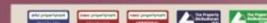
**£135,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale with 'no upward chain involved', this spacious two bedroom property, is situated in a very popular and convenient location. The property would make an ideal first time home, however does require some updating. The area is well served with local shops, schools and transport links. Bolton and Bury are within reach, also Breightmet shopping centre is close by, which has a variety of good shops. To arrange a viewing please contact our Bolton office to book an appointment, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) 01204 381281 7 days a week. The accommodation briefly comprises Entrance hall, lounge, kitchen dining room and a double glazed conservatory. Upstairs there are two good sized bedrooms and a shower room. Outside there are gardens to the front and rear. The property also benefits from double glazing and gas central heating.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC double glazed front door leading to

**Entrance hall:** Radiator, staircase to the landing.

**Lounge:** 14' 0" x 13' 2" (4.26m x 4.01m) uPVC double glazed window front aspect, feature marble fireplace with a wooden mantle surround, radiator, sliding doors lead to

**Kitchen breakfast room:** 16' 0" x 8' 8" (4.87m x 2.64m) uPVC frosted double glazed window rear aspect double glazed sliding door conservatory aspect

**Kitchen area:** Fitted wall and base units with work surfaces and tiled splashbacks, stainless steel sink unit, space for a cooker, washing machine and a fridge freezer.

**Dining area:** Radiator, built in under stairs storage cupboard.

**Conservatory:** 11' 9" x 7' 7" (3.58m x 2.31m) The conservatory is of brick construction with the rest being uPVC double glazed with French doors leading out onto the garden, tiled floor, radiator.

**Landing:** Access to the loft

**Bedroom 1:** 16' 2" x 12' 0" (4.92m x 3.65m) uPVC double window front aspect, radiator, fitted airing cupboard.

**Bedroom 2:** 11' 0" x 10' 0" (3.35m x 3.05m) uPVC double glazed window rear aspect.

**Shower room:** 8' 0" x 5' 10" (2.44m x 1.78m) uPVC frosted double glazed window rear aspect, shower cubicle, wash basin with mixer tap inset to a vanity unit, close coupled WC, radiator, tiling to the walls, inset spotlights to the ceiling.

**Outside:** To the front, there is an enclosed garden and a gate leads to a paved pathway. The garden is well stock with plant and floral displays. To the rear, there is a generous sized garden with a patio area and a laid to lawn garden, with plant and floral displays.

**Viewings:** Please call Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://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 £1511

**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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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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

