



Independent Estate Agents Est. 1982  
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**ASHTON STREET, DEANE, BL3 4HN**



- No upward chain involved
- Bay fronted semi detached
- Popular & convenient location
- Ideal 1st time purchase
- Lounge, kitchen dining room
- 2 good sized bedrooms
- Good local amenities
- Viewing recommended



**£179,950**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale with 'no upward chain involved', this bay fronted two bedroom semi detached house, situated on a quiet street, close to excellent amenities. The property would make an ideal first time purchase or perhaps as an investment. The area is well served with good schools, local shops, parks and transport links. It is fair to say that the property would benefit from some cosmetic updating, however offers great potential. Viewing is highly recommended through Cardwells estate agents Bolton. (01204) 381281, [bolton@cardwell.co.uk](mailto:bolton@cardwell.co.uk) Accommodation briefly comprises, Entrance vestibule, lounge, kitchen dining room. Upstairs there are two good sized bedrooms and a family bathroom. Outside there is a garden to the front and rear, along with a paved driveway which leads to a larger than average single garage. To the rear elevation, there is a an attached brick built storage room. The property also benefits from uPVC double glazing and gas central heating.

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

uPVC double glazed front door leading to

**Entrance vestibule:** Tiled floor

**Lounge:** 15' 0" x 17' 3" (4.57m x 5.25m) uPVC double glazed bay window front aspect, feature marble fireplace incorporating a gas fire with a wooden mantle surround, radiator, dado rail, rose and coving to the ceiling.

**Kitchen dining room:** 15' 0" x 11' 2" (4.57m x 3.40m) 2 uPVC double glazed windows and door, rear garden aspect, fitted wall and base units with matching work top surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, space for a cooker, stainless steel extractor hood above, built-in under stairs stairs storage cupboard, two radiators, space for a washing machine tiled floor.

Staircase to the landing radiator, access to the loft doors lead to,

**Bedroom 1:** 15' 0" x 12' 3" (4.57m x 3.73m) uPVC double glazed window front aspect, radiator below.

**Bedroom 2:** 14' 0" x 7' 10" (4.26m x 2.39m) 2 uPVC double glazed window rear aspect, radiator.

**Bathroom:** 8' 4" x 6' 8" (2.54m x 2.03m) uPVC frosted double glazed window rear aspect, white suite comprising, bath with mixed tap, shower cubicle, wash basin with mixer tap, close coupled WC, tiled floor, tiling to the walls, radiator, extractor fan.

**Outside:** To the front there is a paved garden and a driveway which leads to a larger than average single garage. To the rear there is a good sized garden, which is mostly paved with tree displays. A gate gives access to the rear lane. Attached to the house is a brick built storage room.

**Viewings:** Please contact 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 Leasehold, 990 years from 21 November 1928

**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 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](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 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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