Ground Floor

First Floor

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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CHETWYN AVENUE, BROMLEY CROSS, BL7 9BW

- Semi detached in Bromley Cross
- Accommodation over two levels
- Lounge, dining rm & conservatory
- Fitted breakfast kitchen with appliances
- Ground floor master bedroom
- Ground floor shower room
- Second bedroom in loft conversion
- No further upward chain delay

£210,000

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Offered for sale with early vacant possession and no further upward chain delay is this semi detached, extended property with accommodation over two levels and a conservatory to the rear. Situated in the consistently popular village of Bromley Cross to the north of Bolton, the position is superb being within walking distance of Bromley Cross railway station (which directly serves Blackburn, Bolton, Salford, and Manchester), Turton high school, Canon Slade, St John's, close to shops, restaurants, sporting facilities and beautiful local countryside including the Jumbles reservoir and country Park. The accommodation on our briefly comprises: entrance hallway, living room, internal hallway, fitted breakfast kitchen, dining room, conservatory, ground floor master bedroom, shower room, small first floor landing and a second bedroom in the loft conversion space. Externally there is a garage and generous off-road driveway car parking, pretty front garden and predominantly paved, easy maintenance rear garden boarded by mature shrubs and trees which enhance the privacy. Importantly the property is sold with no further upward chain delay, and there is potential, subject to all appropriate permissions and regulations for further development/extensions, and this may be an ideal opportunity to improve and update a property to your own tastes and specifications.

There really is a great deal to admire and all that is on offer can only be appreciated by a personal viewing, this can be arranged by calling; Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. in the first instance a walk through viewing video is available to watch.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: 8' 7" x 4' 0" (2.611m x 1.208m) Measured at maximum points into the built-in storage space in which contains the gas and the electric metres, the fuse box and provides excellent cloaks storage space, within the hallway is a radiator and uPVC window to the front.

Living room: 17' 11" x 11' 8" (5.467m x 3.565m) Measured at maximum points. uPVC window to the front fitted blinds, radiator, stylish feature fireplace in contrasting black and white with inset living flame gas fire.

Internal hallway: 6' 4" x 2' 6" (1.922m x 0.766m)

Breakfast kitchen: 9' 4" x 8' 5" (2.852m x 2.577m) Fitted with a range of matching: drawers, basin wall cabinets, we understand that the freestanding fridge freezer and the washing machine and dryer are included within the sale, stainless steel sink and drainer with mixer tap over, uPVC window to the side with fitted blinds, radiator.

Dining room: 9' 8" x 8' 7" (2.948m x 2.614m) Sliding uPVC doors off to the conservatory, radiator, staircase off to the upper level.

Conservatory: 8' 4" x 7' 3" (2.545m x 2.202m) uPVC windows to 3 sides, radiator, tiled flooring, uPVC door out to the garden.

Bedroom 1: 12' 4" x 11' 8" (3.769m x 3.561m) The ground floor bedroom enjoys a uPVC window with fitted blinds which overlooks the rear garden, radiator and a generous range of matching bedroom furniture providing wardrobes, storage space and drawers.

Shower room: 6' 1" x 5' 5" (1.865m x 1.639m) A three-piece shower room suite comprising pedestal wash hand basin, WC and shower enclosure with electric shower, ceramic wall tiling, extractor, radiator, uPVC window to the side.

Small first floor landing opens up into

Bedroom 2: 15' 11" x 10' 8" (4.855m x 3.242m) Measured at maximum points. uPVC window to the side, eaves storage space to the front off and walk in storage space which also provides access to the rear eaves storage space

Garage: There is a single garage which is served by a generous flag driveway providing an abundance of private off-road car parking. Internally the garage is divided into two areas the rear being accessed from the pedestrian door from the rear garden.

Garden: Three garden is predominantly flagged far easy maintenance and all year round enjoyment whilst the borders contain mature shrubs, plants and trees which I'll combine to enhance the privacy.

Plot size: The overall approximate plot size is around 0.08.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold enjoying a term of 999 years from 1st November 1960, the annual ground rent is £8 per annum which paid to Raffis Limited, PO Box 57654, NW7 0FN 02089069895, info@spirogroup.co.uk

Council tax: The property is located in the borough of Bolton and the Council tax band rating is C with an approximate annual cost of around £2,015.

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "no" risk of flooding

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 at your convenience.

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

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