



**STOCKLEY AVENUE, HARWOOD, BL2 5DA**



- Substantial 3 bed corner plot semi
- Downstairs bedroom 3
- Lounge/dining room/fitted kitchen
- Landing/2 upstairs bedrooms/bathroom
- Single driveway/detached garage
- Gardens to 3 sides/NO ONWARD CHAIN
- Close to excellent amenities/schools
- Warmed by gas ch/uPVC double glazed



**£190,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to the market with NO ONWARD CHAIN is this substantial corner plot three bed semi detached on Stockley Avenue in Breightmet. Situated in a consistently popular residential area with excellent local amenities, schools, nurseries and transport links all in close proximity. Briefly comprising: Reception hallway, cloaks Wc, downstairs bedroom three, lounge, dining room, fitted kitchen, landing, a further two upstairs bedrooms and a three piece family bathroom suite. Warmed by gas central heating and uPVC double glazed. To the outside is a driveway giving access to a single detached garage and corner plot gardens to three sides. Please contact Cardwells Estate Agents Bolton, seven days a week to arrange a personal inspection by ringing 01204381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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

**Reception Hallway:** 5' 9" x 7' 0" (1.75m x 2.13m) Upvc door giving access to the hallway with uPVC double glazed window, wall mounted radiator, staircase giving access to the landing.

**Cloaks Wc:** 6' 2" x 2' 11" (1.88m x 0.89m) Two piece suite comprising WC, wash hand basin on a vanity unit, frosted uPVC double glazed window.

**Downstairs Bedroom Three:** 10' 2" x 7' 1" (3.10m x 2.16m) Built in wardrobes, uPVC double glazed window, wall mounted radiator.

**Lounge:** 16' 1" x 10' 9" (4.90m x 3.27m) Feature fireplace and surround, uPVC double glazed window, wall mounted radiator, sliding doors giving access to the garden.

**Dining Room:** 9' 7" x 10' 11" (2.92m x 3.32m) uPVC double glazed window, wall mounted gas combination boiler, wall mounted radiator.

**Kitchen:** 10' 11" x 10' 11" (3.32m x 3.32m) Fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base and wall units, space for white goods, built in oven, four ring gas hob with extractor above, built in under stairs storage cupboard, wall mounted radiator. uPVC door giving access to the side garden.

**Landing:** 2' 6" x 3' 1" (0.76m x 0.94m) Loft access point.

**Bedroom One:** 16' 1" x 10' 11" (4.90m x 3.32m) uPVC double glazed window, wall mounted radiator.

**Bedroom Two:** 9' 6" x 10' 8" (2.89m x 3.25m) uPVC double glazed window, wall mounted radiator.

**Bathroom:** 8' 9" x 7' 0" (2.66m x 2.13m) Three piece suite comprising WC, wash hand basin on a vanity unit, bath with electric shower and bi-folding screen, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

**Outside:** To the outside is a driveway giving access to a single detached garage and there are corner plot gardens to 3 sides.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold - 999 years from January 1966 and we are advised that the ground rent is circa £10 per annum.

**Council Tax:** Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band B with Bolton Council at an approximate cost of around £1,757.00 per annum.

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

**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](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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