



Independent Estate Agents
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CLUNTON AVENUE, BOLTON, BL3 4HD



- Traditional semi detached house
- 3 bedrooms
- Open plan lounge dining room
- Good local amenities
- Ideal 1st time purchase or family home
- Modern kitchen & bathroom
- Sought after location
- Viewing recommended



£205,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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 Est. 1982



Cardwells are pleased to offer for sale, this traditional three bedroom semi detached house, within a very popular location. The property would make an ideal family home or perhaps a first time purchase. The house is within close proximity to excellent amenities including, schools shops, parks and places of worship. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk. The accommodation briefly comprises Entrance porch, , open plan lounge dining room and the kitchen. Upstairs there are three bedrooms and a bathroom. 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 entrance porch

Hallway: Radiator, frosted glazed window front aspect, staircase to the landing.

Open plan lounge dining room: 11' 11" x 22' 0" (3.63m x 6.70m) 2 uPVC double glazed windows front and rear aspect, feature wooden fireplace incorporating a gas fire mounted on a tiled hearth, two radiators.

Kitchen: 6' 2" x 8' 5" (1.88m x 2.56m) uPVC double glazed window and door, side aspect, modern fitted wall and base units with work surfaces and tiled splashback, sink unit with mixer tap, space for a washing machine, fridge freezer and a cooker, stainless steel extractor canopy above, tiled floor, built in under stairs storage cupboard.

Landing:: uPVC frosted double glazed window side aspect, doors lead to

Bedroom 1: 11' 0" x 12' 7" (3.35m x 3.83m) uPVC double glazed window front aspect, modern fitting wardrobes, radiator.

Bedroom 2: 11' 0" x 0' 0" (3.35m x 0.00m) uPVC double glazed window rear aspect, radiator below, modern fitted wardrobes.

Bedroom 3: 6' 10" x 6' 7" (2.08m x 2.01m) uPVC double glazed window front aspect, radiator below.

Bathroom: 6' 7" x 5' 8" (2.01m x 1.73m) uPVC frosted double glazed window side aspect, modern white suite comprising, enclosed bath with mixer tap and a separate shower unit above, close coupled WC, wash basin with mixer tap, tiled floor, tiling to the walls, radiator, built in airing cupboard, access to the loft.

Outside: There is a gated pathway which continues along the side elevation where you will find an enclosed garden which is mostly laid to lawn, with paving areas.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton, 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold. 999 years from 15 June 1935

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual cost of £1763

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 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 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 or visiting: www.Cardwells.co.uk

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).

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