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GARGRAVE AVENUE, BOLTON, BL1 5UQ



- Three bedroom family home
- Child friendly rear garden
- Off road driveway parking
- Modern white bathroom
- Open plan lounge diner
- Prof fitted kitchen
- uPVC, gas C.H
- Stylish decoration



Offers over £115,000

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LETTINGS & MANAGEMENT **BURY** 14 Market St, Bury, BL9 0AJ T: 01204 381 281 E: bury@cardwells.co.uk

A beautiful three bedroom family size home with a landscaped rear garden offering ideal space for the children to play whilst the adults relax. Situated in a consistently popular residential location, shops, popular schools, transport links and beautiful local countryside but all within easy reach. Tastefully decorated and presented throughout the accommodation briefly comprises: reception hallway, open plan lounge diner with quality flooring, professionally fitted kitchen, landing, three bedrooms and a white family bathroom suite complete with Jacuzzi type bath. there is private off-road driveway parking to the front, two brick storage areas to the rear one of which currently contains the dryer and the landscaped rear garden with Astroturf lawn and seek area complete with gazebo. The property benefits from gas central heating, uPVC double glazing and uPVC soffits plus guttering. Viewing is highly recommended to appreciate all that is on offer, in the first instance this is via the walk-through viewing video and then, in person by appointment, with Cardwells Estate Agents Bolton on (01204) 381281, bolton@cardwells.co.uk or via www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hallway: 10' 6" x 6' 1" (3.194m x 1.848m) Quality double glazed entrance door, stylish carpeting, under stairs storage space, fitted shelving, radiator.

Lounge/diner: 21' 7" x 11' 0" (6.586m x 3.347m) uPVC double glazed windows to the front and the rear, quality laminate flooring, two radiators.

Kitchen: 10' 7" x 8' 7" (3.224m x 2.619m) A professionally fitted white kitchen with contrasting stainless steel type handles providing matching; drawers, base and wall cabinets, gas hob with extractor over, stainless steel sink and drainer with mixer tap over, ceramic wall and floor tiling, uPVC double glazed window and quality double glazed rear entrance door.

Landing: Built-in storage space, loft access point.

Bedroom 1: 10' 9" x 11' 1" (3.273m x 3.370m) uPVC window overlooking the rear garden, radiator.

Bedroom 2: 10' 7" x 8' 2" (3.226m x 2.500m) uPVC window to the front, radiator.

Bedroom 3: 8' 0" x 7' 0" (2.429m x 2.141m) uPVC window to the front, radiator, built in storage space, radiator.

Bathroom: A stylish white three-piece bathroom suite comprising Jacuzzi bath with shower over, pedestal wash hand basin and dual flush WC, contrasting ceramic wall and floor tiling, radiator, uPVC window, spot lighting

Parking: There is private off-road driveway parking to the front of the property.

Rear garden: The rear garden has been thoughtfully landscaped to provide a Astroturf land area and patio space all enclosed by timber fencing and gate. There are brick built storage buildings and the metal gazebo is included within the sale.

Price: Offers over £115,000

Viewing: All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk 7 days a week.

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).

Please note: all viewings are by appointment only through our BOLTON Office

