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## PENRITH AVENUE – DOFFCOCKER – OFFERS IN THE REGION OF £285,000

A lovely bay fronted three bedroom house, with accommodation over three floors. This deceptively spacious family home, has a blend original and contemporary features. Penrith Avenue is a quiet leafy location within Doffcocker, just off Chorley Old Road.

The area is very popular and convenient with local shops, schools and scenic countryside close by. Viewing is highly recommended to truly appreciate this wonderful property through Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). The spacious and well presented accommodation briefly comprises, Entrance hall, living room, and the dining room. On the lower ground floor, you will find a modern kitchen, impressive sunroom, shower room and a useful utility/pantry. Outside, there are delightful gardens to the front and rear. The property also benefits from uPVC double glazing and gas central heating.



### BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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## ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Wooden front door with leaded light panels above leading to

### Entrance hall:

Tiled floor, radiator, coving to the ceiling, built in under stairs storage cupboard, staircase to the landing, doors lead to

Lounge: 13' 7" x 11' 8" (4.14m x 3.56m)

uPVC double glazed bay window front aspect, radiator below, feature ornamental fireplace with a tiled hearth and a wooden mantle surround, picture rail, coving to the ceiling.

Dining room: 18' 3" x 12' 7" (5.56m x 3.84m)

The dining room is currently being used as hobby room and is partially separated via an archway. Feature bi folding double glazed window and a further framed Aluminium window, rear garden aspect, radiator, coving to the ceiling.



### Landing:

Access to the loft accessed via a pull down ladder, fully boarded, coving to the ceiling

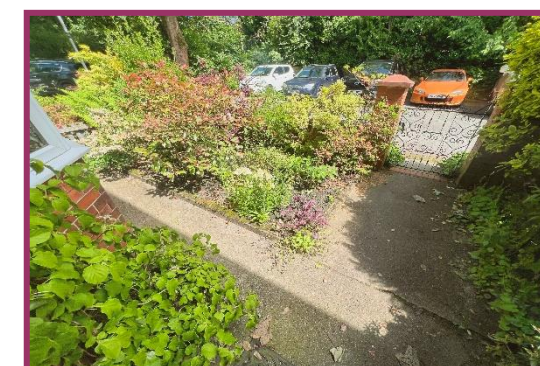
Bedroom 1: 11' 7" x 12' 10" (3.53m x 3.91m)

uPVC double glazed bay window front aspect, radiator, coving to the ceiling.



### Garden:

There is garden with plant displays. Directly behind the property there is a paved patio and steps lead up to a larger patio, with plant and tree beds aside. There's also a gravelled area with a wooden pergola. The bottom of the garden is mainly paved and a gate gives access for residents bins etc.



### Tenure:

Cardwells estate agents research shows the property is Leasehold, 990 years from 1 November 1926, we are advised the ground rent is £5 per annum.

### Council tax:

Cardwells estate agents Bolton research shows the property is band B, £1670 per annum approximately

### Flood risk information:

Cardwells estate agents Bolton research shows the property is not in a flood risk area.

### Conservation area:

Cardwells estate agents Bolton research shows the property is not in a conservation area.

### 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



**Bedroom 2: 11' 7" x 12' 7" (3.53m x 3.84m)**  
uPVC double glazed window rear aspect, radiator below, coving to the ceiling.



**Bedroom 3 5' 9" x 6' 7" (1.75m x 2.01m)**  
uPVC double glazed window front aspect, radiator.



**Bathroom: 5' 9" x 7' 9" (1.75m x 2.36m)**  
uPVC double glazed window rear aspect, white comprising, free standing bath, shower cubicle, close coupled WC, wash basin, tiled floor, chrome plated towel rail, partial wooden wall panelling.



From the dining room there is a staircase which leads down to

**Kitchen breakfast room: 12' 7" x 11' 8" (3.84m x 3.56m)**  
Range of modern fitted wall and base units with complementary quartz worktop surfaces, twin bowl stainless steel sink unit with mixer tap, range cooker, stainless steel extractor canopy above, space for a fridge freezer, space and plumbing for a dishwasher, tiled floor, radiator, inset spotlights to the ceiling.





**Garden room: 8' 9" x 12' 6" (2.67m x 3.81m)**  
**Framed Aluminium bi folding doors, rear garden aspect,**  
**tiled floor, two vertical radiators, inset spotlights to the**  
**ceiling and double glazed roof lantern.**

**Walk in utility/pantry:**  
**Space for a washing machine, space for a fridge freezer,**  
**fitted shelving central heating boiler.**



**Shower room: 2' 10" x 8' 6" (0.86m x 2.59m)**  
**uPVC frosted double glazed window front aspect, shower cubicle, close coupled WC, tiled**  
**floor, radiator, inset spotlights to the ceiling, extractor fan.**

