



- Larger than average terrace
- Ideal family home
- 'Accrington' brick construction
- Deceptively spacious
- 2 reception rooms
- 2-3 bedrooms
- Close to good amenities
- Driveway & garage



£124,995

BOLTON

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Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. C W Pearson.

A larger than average 'Accrington' brick end of terraced house which is situated in a very popular location, close to schools shops and amenities. This is an ideal family size home, with great potential to improve further. Viewing this highly recommended to fully appreciate this deceptively spacious property. Cardwells estate agents Bolton (01204) 381281, bolton@cardwells.co.uk. The generous sized accommodation briefly comprises; Vestibule, entrance hall, lounge, dining room, kitchen and utility room. Upstairs there are two double bedrooms and a further bedroom/study which is attached to the bathroom. Outside there is a paved garden to the front and to the rear there is an enclosed Paved garden and a driveway which can be accessed by the rear lane. There is also a garage which provides off street parking. The property benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC front door leading to

Vestibule:

Entrance hall: Radiator, coving to the ceiling, doors leading to

Lounge: 13 uPVC double glazed window front aspect, fireplace incorporating an electric fire, radiator, coving to the ceiling.

Dining room: 15' 6" x 15' 5" (4.72m x 4.70m) uPVC double glazed French doors rear aspect and a uPVC double glazed window side aspect, radiator, fitted storage cupboards, coving to the ceiling.

Kitchen: 8' 4" x 6' 7" (2.54m x 2.01m) uPVC double glazed window rear aspect, fitted wall and base units with complimentary working surfaces and tiled splash backs, inset single bowl single drainer stainless steel sink unit, space for a cooker, space for a washing machine and a dishwasher, space for fridge, quarry tiled floor

Utility room: 6' 9" x 7' 0" (2.06m x 2.13m) uPVC double glazed window rear aspect, fitted wall and base units with complimentary working surfaces and tiled splashbacks, space for an American fridge freezer, quarry tiled floor

From the dining room there is a staircase leading to

Landing: Doors leading to

Bedroom 1: 14' 9" x 13' 2" (4.49m x 4.01m) uPVC double glazed window front aspect, radiator, built-in storage cupboard and wall cupboard.

Bedroom 2: 9' 10" x 9' 0" (2.99m x 2.74m) uPVC double glazed window rear aspect, radiator.

Bedroom 3/study: 15' 5" x 7' 3" (4.70m x 2.21m) Shower cubicle (not used), double glazed Velux window, built in airing cupboard, fitted bunk bed, wardrobes and fitted shelving units.

Bathroom: 7' 10" x 6' 7" (2.39m x 2.01m) uPVC frosted double glazed window rear aspect, matching suite comprising, panel enclosed bath with a shower above and a mixer tap, close coupled WC, wash basin inset to vanity unit, radiator, tiled splash backs.

Outside: To the front there is a paved garden To the rear there is a wall enclosed paved garden a door gives access to the side. There is an up and over door providing access for off-street parking. There is also an attached garage which is used for parking.

Price: £124,995

Viewings: 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.

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