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HOLDEN AVENUE, SHARPLES, BL1 7EY



- Detached bungalow
- No upward chain involved
- Car port & garage, Kitchen breakfast rm
- Versatile accommodation
- Sought after location
- Offers great potential
- 2 double beds plus room
- Good local amenities



Offers Over £300,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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

For sale with 'no upward chain' involved, this detached true bungalow, is situated in a very popular and convenient location. The property requires some updating and is deceptively spacious, with lots of potential to improve to suit your own requirements. The area is well served with local shops, schools, places of worship and transport links. The bungalow could make a superb family home, or perhaps someone wishing to downsize. Step inside and you will find generous sized rooms and a useful loft room with its own staircase and additional versatile storage space. The spacious accommodation briefly comprises, UPVC double glazed entrance porch, hallway, lounge, kitchen breakfast room, inner hallway, with a staircase leading to the loft, two bedrooms and a bathroom. Outside there is a driveway and a garden to the front. The driveway leads along the side elevation to the carport and garage. The garage has an attached brick built storage room. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: UPVC double glazed front door leading to the entrance porch with 2 UPVC double glazed windows to the front aspect, radiator.

Hallway: Radiator, fitted storage cupboard doors lead to:

Lounge: 19' 10" x 12' 0" (6.04m x 3.65m) 2 UPVC double glazed windows to the front and side aspect, feature marble fireplace incorporating an electric fire, double glazed sliding patio door, rear garden aspect.

Kitchen breakfast room: 20' 0" x 10' 0" (6.09m x 3.05m) 2 UPVC double glazed windows to the rear garden aspect, timber frame glazed door to the rear aspect, fitted wall and base units with work surfaces and tiled splashbacks, fitted breakfast bar, space for a cooker, extractor fan above, space for a fridge freezer, washing machine and a tumble dryer, stainless steel sink unit with mixer tap, two radiators.

Bedroom One: 12' 0" x 12' 0" (3.65m x 3.65m) UPVC double glazed window to the front aspect, radiator below, fitted wardrobes with overhead storage cupboards, matching cupboards and drawers, radiator.

Shower room: 6' 0" x 7' 5" (1.83m x 2.26m) UPVC frosted double glazed window to the side aspect, shower cubicle, close coupled WC, wash hand basin with mixer tap, chrome plated towel rail, tiling to do the walls.

Inner hallway: UPVC frosted double glazed window to the side aspect, fitted wardrobes/storage cupboards, built in under stairs storage cupboard, staircase to the loft.

Bedroom Two: 14' 4" x 10' 6" (4.37m x 3.20m) UPVC double glazed window to the rear aspect, radiator below.

Landing: From the inner hallway, a staircase leads to the landing, doors lead to:

Room one: 12' 5" x 10' 3" (3.78m x 3.12m) Useful loft room, with fitted wardrobes.

Room two: Storage room, which is divided into two parts. There is also a further loft/storage room.

Outside: There is a generous size block paved driveway to the front with gate that gives access along the side elevation. The front garden is mostly gravelled with plant and tree borders. The rear garden is partially gravelled, with mature tree and plant borders. The reminder of the garden is paved, with open access to the carport and the garage. The garage has an attached storage/potting room. To the rear elevation of the bungalow, is a built-in storage cupboard, which houses the central heating boiler and the gas meter.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.09 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band D.

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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 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 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

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