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ORAMA AVENUE, SALFORD, M6 8LL



- Traditional bay fronted semi
- No upward chain involved
- Extended kitchen breakfast room
- 2 Reception rooms
- 2 Bedrooms
- Very popular & convenient location
- Good transport links & amenities
- Approximately 4.5 miles to



£249,950

BOLTON

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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. C W Pearson.

No upward chain involved! A traditional bay fronted semi-detached house, situated in a very popular and convenient location, close to excellent transport links, schools and amenities. Manchester City centre is within easy reach, via the A580 (East Lancs). This extended and spacious property is ideal for a growing family or perhaps someone wanting to downsize without compromising on space. Viewing is highly recommended through Cardwells estate agents, (01204) 381281, bolton@cardwells.co.uk The spacious accommodation briefly comprises; Entrance hall, living room, separate dining room and an extended L-shaped kitchen breakfast room. Upstairs there are two double bedrooms and a bathroom. Outside there is a paved driveway and gardens to the front and rear. Property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed entrance door with frosted double glazed windows aside leading to

Entrance hall: Radiator, staircase leading to landing, doors leading to

Living room: 12' 9" x 11' 0" (3.88m x 3.35m) uPVC double glazed bay window front aspect, two radiators.

Dining room: 12' 4" x 11' 0" (3.76m x 3.35m) Radiator, open through to

L shaped kitchen breakfast room: 17' 7" x 16' 3" (5.36m x 4.95m) 2 uPVC double glazed windows and patio doors rear garden aspect, range of fitted wall and base units with complimentary working surfaces, built in oven and grill, inset four ring halogen hob, inset single bowl single drainer stainless steel sink unit, space for a washing machine, space for a fridge, two radiators, uPVC door side aspect.

The staircase leads to a half landing where there is a uPVC frosted double glazed window front aspect.

Main landing: uPVC frosted double glazed window side aspect, access to the loft, doors leading to

Bedroom 1: 13' 8" x 13' 4" (4.16m x 4.06m) uPVC double glazed bay window and a further uPVC double glazed window front aspect, radiator.

Bedroom 2: 12' 4" x 11' 0" (3.76m x 3.35m) uPVC double glazed window rear aspect, radiator.

Bathroom: 8' 5" x 6' 0" (2.56m x 1.83m) uPVC frosted double glazed window rear aspect, white suite comprising, Panel enclosed bath with mixer tap and a separate shower above, wash basin with mixer tap, close coupled WC, tiling to the walls, chrome plated towel rail.

Outside: There is a gated paved driveway which provides ample off-street parking leading along the side elevation. There is a garden area with plant displays. To the rear there is an enclosed paved garden.

Tenure: We are advised the property is leasehold, 999 years from 17/1/1932

Viewings: In the first instance a walk-through viewing video is available to watch. Private viewing appointments can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing; bolton@cardwells.co.uk or visiting www.cardwells.co.uk

Mortgages: Cardwells can introduce you to Independent Financial Advisors who will be pleased to help you find the right mortgage. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, 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

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

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).

