



Independent Estate Agents

Lounge

Hal

Ground Floor

First Floor

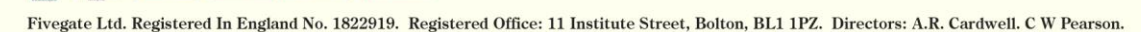
Total floor area 72.0 sq.m. (775 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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Incorporating: Wright Dickson & Catlow. WDC Estates



Cardwells are delighted to offer to the market this two bed semi detached property on Malcolm Avenue. Tucked away in a quiet cul-de-sac of similar properties and overlooking a well maintained green, this is a wonderful opportunity to create a fabulous family home. Situated off Manchester Road and being in close proximity to Swindon town centre, amenities and fantastic transport links. Briefly comprising: UPVC entrance door, bay fronted lounge, kitchen, utility room, landing, two good size bedrooms and a three piece family bathroom suite. Outside offers driveway parking with low maintenance gardens to both front and rear. It is fair to point out that an extensive program of refurbishment is required to achieve maximum potential however we feel this is reflected in the asking price. Warmed by gas central heating and UPVC double glazed, viewings are available, seven days a week via Cardwells estate agents Bolton on 01204381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC door into

Hall: 4' 2" x 4' 6" (1.27m x 1.37m) Wall mounted radiator enclosed staircase leading to the landing.

Lounge: 13' 4" x 13' 4" (4.06m x 4.06m) uPVC double glazed bay window wall mounted radiator fireplace and surround with inset fire.

Kitchen: 9' 11" x 9' 5" (3.02m x 2.87m) Basic fitted kitchen comprising stainless steel sink with mixer tap over base and wall units worktops freestanding oven with extractor above uPVC double glazed window wall mounted radiator.

Utility room: 7' 3" x 6' 8" (2.21m x 2.03m) Space for white goods wall mounted Worcester boiler frosted uPVC double glazed window.

Landing: 6' 8" x 6' 0" (2.03m x 1.83m) Frosted uPVC double glazed window built in airing cupboard loft access point.

Bedroom 1: 10' 4" x 15' 5" (3.15m x 4.70m) uPVC double glazed Windows fitted carpet two wall mounted radiators built in wardrobes.

Bedroom 2: 11' 9" x 9' 10" (3.58m x 2.99m) Built in wardrobes and bridging cabinets fitted carpets uPVC double glazed window wall mounted radiator.

Bathroom: 5' 7" x 6' 4" (1.70m x 1.93m) Three piece suite comprising WC pedestal wash basin bath with electric shower and fitted curtain space for a radiator frosted uPVC double glazed window.

Outside: Outside driveway parking and a paved front garden and a large paved rear garden.

Viewings: 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

Tenure: We are advised the property is Freehold.

Thinking of selling: If you are thinking of selling a property, perhaps Cardwells can be of assistance? A accurate up-to-date property valuation may be an ideal place to start your next move planning and we provide these free of charge and with no obligation. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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

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 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).

