

WORSLEY AVENUE, WALKDEN, M28 0HY



- No upward chain involved
- Ideal investment opportunity
- Updating required
- Popular & convenient location
- 3 bedrooms, shower room, WC
- Gardens front & rear
- Good local amenities
- Viewing recommended



£140,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with no chain involved. A three bedroom mid terrace house, situated in a very convenient and popular location. The property is within easy reach of, schools, shops and other amenities. The A6, motorway network and Walkden Centre are close by. This property needs updating and would make an ideal rental investment, appealing to cash buyers. Viewing via appointment through Cardwell's estate agents Bolton, (01204) 381281, bolton@cardwell.co.uk The accommodation briefly comprises Entrance hall, lounge, kitchen and a utility room. Upstairs, there are three bedrooms, a shower room and a separate WC. Outside there are gardens to the front and rear

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC front door leading to

Entrance hall: uPVC double glazed window front aspect , radiator, staircase leading to the landing, doors leading to

Lounge: 12' 9" x 12' 0" (3.88m x 3.65m) uPVC double glazed window front aspect, radiator below.

Kitchen: 12' 0" x 9' 3" (3.65m x 2.82m) uPVC double glazed window rear garden aspect, radiator below, fitted kitchen units, inset sink unit with mixer tap, space for a cooker, built in under stairs storage cupboard.

Utility room: 8' 3" x 6' 0" (2.51m x 1.83m) uPVC double glazed window and door, rear garden aspect, space and plumbing for a washing machine, fitted storage cupboard, fitted wall units.

Landing: Access to the loft, built in storage cupboard, doors leading to

Bedroom 1: 12' 10" x 12' 3" (3.91m x 3.73m) uPVC double glazed window, rear garden aspect , radiator.

Bedroom 2: 12' 2" x 10' 11" (3.71m x 3.32m) uPVC double glazed window front aspect, radiator below.

Bedroom 3: 8' 10" x 8' 1" (2.69m x 2.46m) uPVC double glazed window front aspect, radiator below.

Shower room: uPVC frosted double glazed window rear aspect, shower cubicle, wash basin with mixer tap, chrome plated towel rail.

Separate w.c: uPVC, frosted double glazed window, rear aspect, close coupled WC.

Outside: There is a good sized garden which could provide off-street parking. A gate is access to an enclosed pathway leading to the rear garden. To the rear there is a fence enclosed garden with mature trees and paved areas.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents pre market research shows the property is Freehold.

Council tax: Cardwells estate agents Bolton research shows the property is band A

Flood risk information: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is in a position which is regarded as having a "very low" risk of flooding.

Conservation area: Cardwells Estate Agents Bolton, pre-marketing research indicates that the property is set not set within a conservation area.

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.

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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