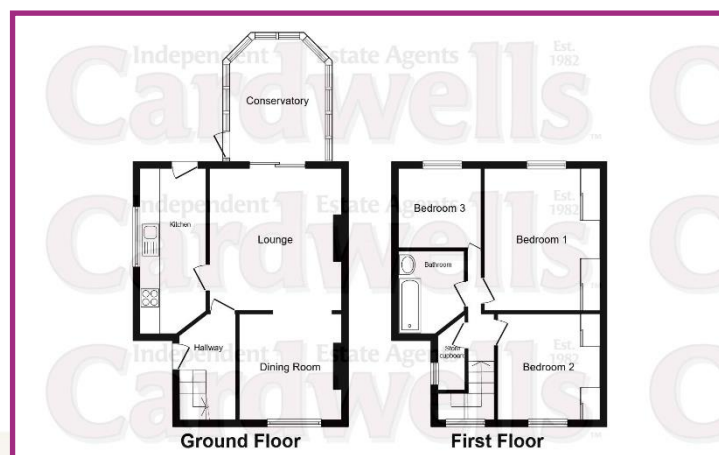
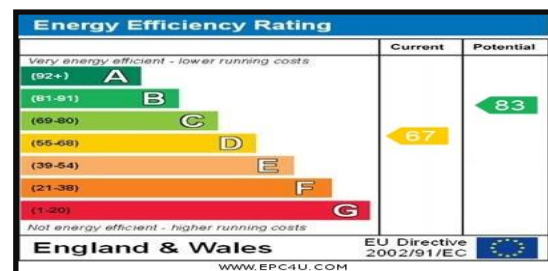




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OAKS AVENUE, BRADSHAW, BL2 3BY



- Lovely 3 bedroom family home
- Situated on a generous plot
- Border of Bromley Cross & Bradshaw
- Further potential to extend
- Sought after cul de sac location
- 2 reception rooms, conservatory
- Gardens to 3 sides, useful outbuilding
- Viewing recommended



£294,950

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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.



Cardwells are pleased to offer for sale this spacious family home, situated at the end of a cul-de-sac. The property is a traditional 'Accrington' built semi detached house on a generous size plot. The property has further potential to extend, subject to planning permission if required. Oaks Avenue, is on the border of Bromley Cross & Bradshaw, making this ideal for commuters, with Bromley Cross & Hall ith Wood train stations within easy reach. Harwood village is also close by with an array of good local amenities. Cannon Slade & Turton High schools are within walking distance, along with beautiful countryside walks, including the Jumbles reservoir.

Viewing is highly recommended to fully appreciate this lovely property, through Cardwells Estate Agents, Bolton, 01204 381281, bolton@cardwell.co.uk, www.cardwells.co.uk. The spacious accommodation briefly comprises; Entrance hall, lounge, separate dining room, kitchen and a uPVC double glazed conservatory. Upstairs, there are three good sized bedrooms, a bathroom with a contemporary white suite and a useful storage room. Outside, there are gardens to 3 sides along with a generous sized driveway which provides off street parking for several vehicles. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Hallway: uPVC double glazed window to the front aspect, radiator, built-in under stairs storage cupboard, open plan spindled staircase.

Kitchen: 16' 5" x 6' 7" (5m x 2m) uPVC double glazed window and door to garden aspect, range of fitted wall and base units with complementary working surfaces, tiled splashback, built in stainless steel fronted oven and grill, inset stainless steel four ring gas hob, extractor canopy above, inset stainless steel sink unit with mixer tap, integrated dishwasher, washing machine and a fridge freezer, tiled floor, inset spotlights to the ceiling, radiator.

Lounge: 14' 1" x 12' 10" (4.3m x 3.9m) Feature fireplace, incorporating an electric fire, mounted on a slate hearth with a oak wooden mantle, radiator, uPVC double glazed doors leading to the conservator, opening through to

Separate dining area: 10' 6" x 10' 2" (3.2m x 3.1m) uPVC double glazed window to the front aspect, radiator below.

Conservatory: 12' 2" x 9' 6" (3.7m x 2.9m) The conservatory is uPVC double glazed with a brick base, door to rear aspect, radiator, spotlights to the ceiling. The vendors advise this has recently been renovated with new double glazed windows and composite roof.

Landing: Access to the loft, doors leading to

Bedroom 1: 14' 1" x 11' 6" (4.3m x 3.5m) uPVC double glazed window to the rear aspect, radiator below.

Bedroom 2: 10' 6" x 10' 2" (3.2m x 3.1m) uPVC double glazed window to the front aspect, radiator below.

Bedroom 3: 8' 2" x 7' 10" (2.5m x 2.4m) uPVC double glazed window to the rear aspect, radiator below.

Storage room: uPVC frosted double glazed window to the side aspect.

Bathroom: 7' 3" x 4' 11" (2.2m x 1.5m) uPVC frosted double glazed window to the side aspect, contemporary white, suite, comprising tiled enclosed bath with mixer tap and a shower above, wash basin with a mixer tap, inset to a vanity unit, close coupled WC, towel rail, tiling to the walls, extractor fan.

Garden: The property is set within a sizable plot with gardens to the front side and rear. To the front, there is a laid to lawn garden with feature plant beds. A gravelled driveway provides ample off-street parking. A gate gives access to the side and the rear garden. Side garden -There is a generous sized patio with Indian stone paving and raised plant beds. Rear garden - The garden is mainly laid to lawn with plant displays. There is a useful detached concrete storage shed, which benefits from a power supply and lighting.

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 Bolton research shows the property is Freehold.

Council tax: Cardwells estate agents Bolton research shows the property is band B, annual charges of £1524

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). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury

