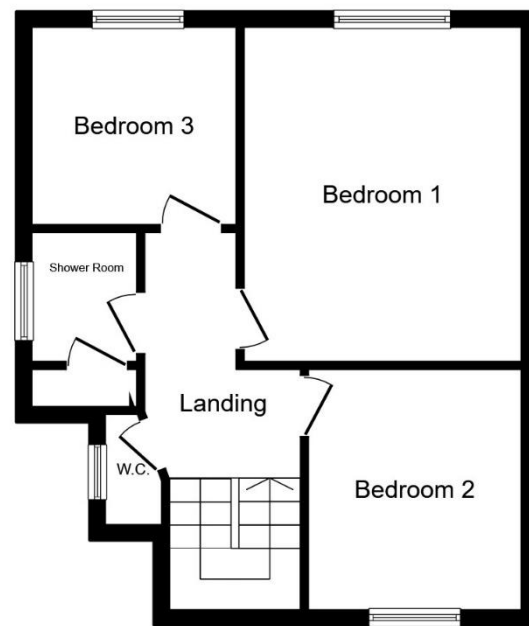


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**OAKS AVENUE, BRADSHAW, BL2 3BZ**



- 3 bedroom semi detached
- No upward chain involved
- Sought after location
- Updating required
- Offers excellent potential
- 2 reception rooms
- Generous size gardens
- Close to good local amenities



**£165,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with 'no upward chain involved', this three bedroom semi detached house, within a very popular and convenient location. The property is situated on a generous sized plot with mature gardens and potential to extend and improve, subject to planning permission. The property does require updating, however offers excellent scope and would make an ideal family home. There are good local and amenities including Canon Slade School, Bromley Cross train station, Harwood Village and Turton High school. The accommodation briefly comprises entrance hall, lounge, dining room and a kitchen breakfast room. Upstairs there are three bedrooms, a modern shower room and a separate wc. Outside there are good size gardens to three sides. The property also benefits from UPVC double glazed windows and gas central heating. viewing is highly recommended, through Cardwell estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Timber framed front door leading to:

**Entrance Hall:** UPVC leaded light double glazed window to the front aspect, radiator, built-in stairs storage cupboard, doors lead to:

**Lounge:** 14' 3" x 13' 0" (4.34m x 3.96m) Double glazed sliding patio door to the rear garden aspect, feature marble fireplace with an ornate mantle surround, radiator.

**Dining Room:** 10' 3" x 10' 0" (3.12m x 3.05m) UPVC double glazed window to the front aspect, radiator below, coving to the ceiling.

**Kitchen Breakfast Room:** 16' 2" x 6' 3" (4.92m x 1.90m) UPVC double glazed window and door to the side and rear aspect, fitted wall and base units with complementary worktops, stainless steel sink unit with mixer tap, space for a cooker, space for a fridge and a washing machine, radiator.

**Landing:** Access to the loft, doors lead to:

**Bedroom One:** 14' 0" x 11' 10" (4.26m x 3.60m) UPVC double glazed window to the rear aspect, radiator below.

**Bedroom Two:** 10' 4" x 10' 0" (3.15m x 3.05m) Double glazed window to the front aspect, radiator below.

**Bedroom Three:** 0' 0" x 7' 8" (0.00m x 2.34m) UPVC double glazed window to the rear aspect, radiator below.

**Shower Room:** UPVC frosted double glazed window to the side aspect, shower cubicle, wash hand basin with mixer tap, fitted vanity cupboard below, chrome plated towel rail, built-in storage cupboard, inset spotlights to the ceiling.

**Separate wc:** UPVC double glazed window to the side aspect, close coupled WC, wall mounted electric heater.

**Outside:** There are gardens to 3 sides. There is a mature front garden which is mainly laid to lawn, with plants displays. Block paved steps lead to a paved pathway, leading along the side elevation where you find a further garden with mature trees. The rear garden is mainly laid to lawn, with plants trees and floral displays. There is also a paved patio.

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

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 23 November 1976.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band B annual charges of £1670.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

