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PINFOLD ROAD, WORSLEY, M28 7DZ



- Lovely bay fronted semi
- 3 bedrooms, 2 reception rooms
- Leafy cul-de-sac
- Sought after location
- Close to excellent amenities
- Good local schools & transport links
- Walking distance of train station
- Offers great scope for improvement



£260,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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 Est. 1982



Situated in a leafy cul-de-sac, this lovely bay fronted, semi detached house, would make a great family home, offering great potential. Pinfold Road is within close distance of Parr Fold Park, Walkden train, station A580 (East Lancashire Road) good schools and local shops. To arrange a viewing please contact Cardwells Estate Agents 01204 381 281 bolton@cardwells.co.uk The accommodation briefly comprises; Entrance hall, lounge, dining room and a kitchen. Upstairs there are three bedrooms, a bathroom and a separate WC. Outside there are delightful gardens and a driveway which provides ample off-street parking, leading to a detached garage. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Frosted double glazed front door leading to

Entrance hall: Radiator staircase to the landing, doors lead to

Kitchen: 11' 7" x 7' 8" (3.53m x 2.34m) uPVC double glazed windows rear garden aspect modern fitted wall and base units with complimentary work top surfaces, tiled splashback, space and plumbing for a washing machine, space for a tumble dryer, stainless steel sink unit with mixer tap, space for cooker, built under stairs storage cupboard, radiator, uPVC double glazed door rear garden aspect.

Lounge: 14' 0" x 11' 11" (4.26m x 3.63m) uPVC double glazed bay window front aspect, radiator below, gas fire.

Dining room: 12' 9" x 10' 5" (3.88m x 3.17m) uPVC double glazed French doors and matching windows aside rear aspect, wall mounted gas fire/boiler, radiator.

Landing: uPVC frosted double glazed window side aspect, access to the loft, doors lead to

Bedroom 1: 13' 11" x 11' 3" (4.24m x 3.43m) uPVC double glazed bay windowfront aspect, radiator below

Bedroom 2: 12' 10" x 10' 6" (3.91m x 3.20m) uPVC double glazed window rear aspect, radiator below.

Bedroom 3: 8' 8" x 7' 4" (2.64m x 2.23m) Double glazed window front aspect, radiator below.

Bathroom: 7' 9" x 5' 9" (2.36m x 1.75m) uPVC frosted double glazed window rear aspect, enclosed bath, shower above, wash basin, built-in airing cupboard, part tiling to the walls, radiator,.

Separate w.c: uPVC frosted double glazed window side aspect part tiling to the walls.

Outside: To the front, there is a laid to lawn garden with plants and floral displays. An imprinted concrete driveway, provides ample off-street parking which leads along the side elevation, to a detached garage. There is also a paved area to the side which opens to the rear. The rear garden is well stocked and mature with trees plants of floral displays. There is a laid to lawn area and a paved patio with a pergola.

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 C annual charges approximately £2066

Flood risk information: Cardwells estate agents Bolton research shows the property is not in a flood risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Thinking of selling or letting in Bolton: 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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