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Incorporating: Wright Dickson & Catlow, WDC Estates

LOUVAINE AVENUE, BARROW BRIDGE, BOLTON, BL1 7NF



- True semi det bungalow
- Two good bedrooms
- Extended to the rear
- Gardens to 3 sides
- Garage to rear
- Gas ch, UPVCDG, alarm
- Vacant possession, no chain
- Viewing highly recommended



£139,950

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A two bedroom semi detached true bungalow enjoying a corner position in the ever popular hamlet of Barrow Bridge. Situated close to Moss Bank Park and the beautiful local countryside it is easy to forget that the town centre and the motorway network is in such easy reach. The accommodation on offer briefly comprises: entrance vestibule, hallway, lounge, kitchen/diner, two good bedrooms and a white three-piece bathroom suite. Externally there is a single garage to the rear and garden areas to 3 sides. The property benefits from a Vaillant gas central heating boiler, UPVC double glazed windows and a security alarm system. In our opinion all that is on offer can only be fully appreciated by a personal inspection appointment with Cardwells Estate Agents Bolton on (01204) 381281.

Directions

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule 3' 5" x 3' 5" (1.04m x 1.04m)

Hallway 16' 0" x 4' 4" (4.87m x 1.32m) Built in storage space off.

Lounge 13' 4" x 12' 4" (4.06m x 3.76m) UPVC double glazed windows to the front and side, two radiators, living flame gas fire.

Kitchen 13' 10" x 8' 11" (4.21m x 2.72m) Measured at maximum points. The kitchen area is fitted with matching: drawers, base and wall cabinets, stainless steel single bowl sink and drainer, wall mounted Vaillant gas central heating boiler, the kitchen opens into the dining area with a UPVC double glazed window and rear entrance door.

Bedroom One 12' 11" x 12' 2" (3.93m x 3.71m) UPVC double glazed window to the front, radiator, built in storage space.

Bedroom Two 10' 7" x 8' 11" (3.22m x 2.72m) UPVC double glazed window, radiator.

Bathroom 6' 2" x 5' 7" (1.88m x 1.70m) White three piece suite comprising: bath with shower over, wash basin and WC, heated towel rail, UPVC double glazed window, ceramic wall tiling.

Garage There is a single garage to the rear of the property.

Gardens The property enjoys a corner position with garden areas to the front side and the rear. The front garden is set behind a low level brick wall and is laid to lawn, the side garden is enclosed by the nature hedgerow and the rear garden enjoys patio and lawn areas, enclosed by fencing

Viewings A personal inspection can be arranged via an advanced appointment with Cardwells Estate Agents Bolton on 01204 381281.

Price £139950

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party.

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

