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**FALKLAND ROAD, BRIGHTMET, BOLTON, BL2 6ND**



- Two fitted bedrooms
- Two reception rooms
- Ground floor shower room
- Fitted kitchen
- Gardens front and rear
- Garage and driveway
- No onward chain delays
- Requiring some updating



**Offers in the Region Of £160,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow. WDC Estates



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This two bedroomed Dorma bungalow is located in a highly regarded area and in many ways occupies one of the better positions on the development having lovely distant views to the rear and not being immediately overlooked to the front. Requiring some updating the accommodation is well presented, has central heating and double glazing and briefly comprises entrance porch, hallway, lounge, dining room, fitted kitchen, ground floor shower room with two fitted bedrooms to the first floor. Externally the property is located at the head of this cul-de-sac with pleasant views to both front and rear and enjoys neat mature gardens. The detached garage has an up and over door and pedestrian access to the rear and could provide additional accommodation subject to the relevant planning permission being obtained. Offered with no onward chain delay, early viewing is advised and should be arranged through our Bolton office on (01204) 381281 or email us [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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

**Porch** 7' 6" x 2' 1" (2.28m x 0.63m) Double glazed doors to the front elevation leading into the porch with glazed door leading into the hall.

**Hall** Double glaze door leading into the hall. Stairs lead after the first floor landing. Alarm panel. Radiator.

**Lounge** 14' 7" x 13' 7" (4.44m x 4.13m) Measured into the bay window. Double glazed window to the front elevation. Wall mounted gas fire. Radiator. Twin doors leading to the dining room.

**Dining Room** 14' 7" x 8' 6" (4.44m x 2.58m) Double glazed French doors to the rear elevation providing views over and access to the rear garden. Under stairs store. Radiator. Opens onto the in the hall.

**Inner Hall** Storage cupboard.

**Kitchen** 8' 7" x 7' 10" (2.62m x 2.40m) Double glazed window to the rear elevation. Range of fitted base units with contrasting worksurfaces and matching wall mounted cabinets. Inset sink and drainer. Gas cooker. Plumbed for washing machine. Part tiled elevations. Tiled floor. Radiator. Glazed door to the side elevation leading into the rear porch.

**Ground Floor Shower Room** Double glazed window to the side elevation. Corner shower cubicle with electric shower, pedestal wash hand basin and dual flush WC. Tiled floor.

**First Floor Landing** Stairs lead off the hall to the first floor landing.

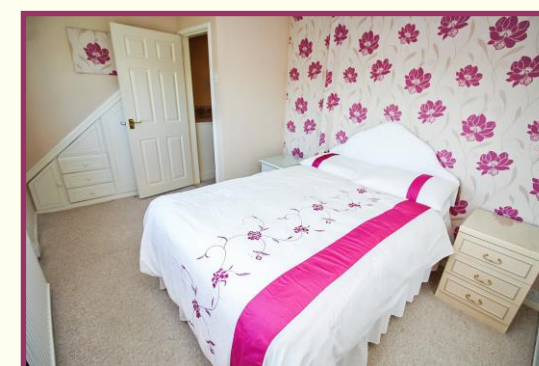
**Bedroom One** 12' 5" x 10' 11" (3.79m x 3.33m) Double glazed window to the front and side elevations. Range of fitted bedroom furniture. Radiator.

**Bedroom Two** 13' 0" x 8' 11" (3.95m x 2.73m) Double glazed window to the rear elevation. Range of fitted bedroom furniture. Radiator.

**Externally** The property enjoys garden areas to both the front and rear. The front has an imprinted concrete driveway leading to the attached garage and passed the lawn area with mature shrub borders and hedging. There is a gated pathway leading to the rear garden which has a paved patio area with steps leading down to the garden which is laid mainly to lawn having mature shrubs and is fence enclosed.

**Price** Offers In The Region of £160,000

**Viewings** All viewings are by advanced appointment with Cardwells Estate Agents, Bolton, 01204 381281 or via [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)



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