



Floor Plan

Independent Estate Agents
Cardwells Est. 1982

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RUSHEY FIELD, BROMLEY CROSS, BL7 9HQ



- Ideal first home or buy to let
- Superb addition to rental portfolio
- Wonderful views to the rear
- One bedroom first floor position
- Modern kitchen, stylish shower rm
- Landscaped Astro turfed garden
- Garage. Close to train station
- No management fees to pay



£129,995

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Set on the edge of beautiful local countryside and overlooking "The Clough" to the rear, is this superbly presented one bedroom first floor flat. We are advised that the views to the rear is in a wonderful position from which you can watch local wildlife with Deer and Pheasants amongst those passing. Unusually for a flat, there are no management fees to pay. Additionally, and very importantly, there is a single garage, again unusual for a one bedroom flat. The position of the property is superb with "The Clough" to the rear, there is a countryside feel, yet the superb everyday amenities of Bromley Cross village are just a short walk away. These include: Bromley Cross railway station, which directly serves; Manchester, Salford, Bolton and Blackburn. There are well-regarded restaurants nearby, including; The Retreat and Cibo, well regarded pubs such as The Flag and The Railway, superb sporting and leisure clubs including; The Last Drop Village, Turton Golf Club and Delph Sailing Club. There is beautiful countryside near by with a Nature Reserve being near to the Eagley Brook river and also The West Pennine Moors are close by and ideal for exploring on foot and bicycle. We are advised that the property has undergone many improvements in the last few years by our client, including; a new roof, a new kitchen, a new shower room, a new roller shutter garage door and of course the beautiful landscaping works to the garden. To the entrance on the ground floor level there is a reception area with useful storage and shelving space, the stairs lead upto the first floor position with an open plan lounge / dining area which enjoys the views to the rear and opens into the modern fitted kitchen, there is built in storage space, a stylish three piece shower room and bedroom with fitted furniture. Externally there is a single garage (the closest one to the property) and landscaped garden with patio space, astroturf lawn and covered seating area. This may make an ideal home for a first time buyer, buy to let investment or perhaps for a single person or couple. There is a great deal to admire and a personal viewing comes with our highest recommendations by appointment with Cardwells Estate Agents Bolton on 01204381281, bolton@cardwells.co.uk or via www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance: Door into hallway with ceiling light point and stairs leading to the main accommodation.

Kitchen/Living Area: 15' 11" x 14' 11" (4.84m x 4.54m) Ceiling light point, light well, storage cupboard, double glazed windows to the rear, fitted wall and base units with extractor fan, electric hob and oven, space for the washing machine, dryer and undercounted fridge, stainless steel sink with mixer tap and drainer, laminate effect flooring.

Bedroom: 12' 1" x 10' 6" (3.69m x 3.19m) Double bedroom with a ceiling light point and a double glazed window to the front.

Shower Room: 5' 8" x 5' 5" (1.72m x 1.65m) Ceiling light point, extractor fan, double glazed window to the side, Wc, vanity unit with inset sink, wall in shower cubicle, laminate effect flooring, tiled splashback to the walls, heated towel rail.

External: Beautifully presented, landscaped, low maintenance garden which is private due to its bordering hedges. Our client has created this garden himself and has laid a "Bowland" astro turf lawn with a block paved pathway and added a fixed wooden bench to take in the tranquillity of the area. The property also benefits from having its own garage with an up and over garage door.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold.

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band A with Bolton Council at an approximate cost of around £1306 per annum.

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 or visiting: 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 or visit: 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 or visiting: www.Cardwells.co.uk

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