



**BRODICK DRIVE, BRIGHTMET, BL2 6UE**



- Lovely 3 bedroom house
- No upward chain involved
- Very popular & convenient location
- Good local amenities
- Well presented throughout
- Bathroom, separate shower room
- Delightful gardens, driveway & garage
- Viewing recommended



**£260,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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A lovely family home, situated in a popular and convenient location, close to good schools, shops and amenities. Offered for sale with 'no upward chain involved' this three bedroom link-detached house, is very well presented throughout, including a contemporary fitted kitchen breakfast room, open lounge dining room, a family bathroom and a separate shower room. Viewing is highly recommended through Cardwells estate agents Bolton. 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk. The accommodation briefly comprises; Vestibule, entrance hall, open plan, lounge/dining room, kitchen, breakfast room and a shower room. Upstairs, there are three bedrooms and a bathroom. Outside there are gardens to the front and rear, along with a driveway, which provides ample, off-street parking, leading to a single integral garage. The property also benefits from uPVC double glazing and gas central heating

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC double glazed door with a matching window panel aside, Vestibule Karndean flooring, radiator, timber framed glazed door leading to

**Entrance hall:** Karndean flooring, radiator, built in under stairs storage cupboard, staircase to the landing, coving to the ceiling.

**Open plan lounge/dining room:** 11' 6" x 21' 6" (3.50m x 6.55m) Lounge area uPVC double glazed window front aspect, feature marble effect fireplace, incorporating a living flame gas fire, coving to the ceiling. Dining area uPVC double glazed window to rear garden aspect, radiator below, coving to the ceiling.

**Kitchen breakfast room:** 18' 10" x 9' 8" (5.74m x 2.94m) 2 uPVC double glazed windows and door to the rear garden aspect, contemporary fitted wall and base units with stone effect working surfaces, tiled splashback, inset ceramic sink with mixer tap, space for a cooker, space for a washing machine and a tumble dryer, space for an American style fridge freezer, 2 radiators, coving to the ceiling.

**Inner hallway:** Vinyl flooring, further doors lead to the garage

**Shower room:** Shower cubicle, close coupled WC, wash basin with mixer tap inset to a vanity unit, chrome plated towel rail, part tiling to the walls, inset spotlights to the ceiling, vinyl flooring.

**Landing:** uPVC double glazed window side aspect, access to the loft, doors leading to

**Bedroom 1:** 10' 8" x 11' 3" (3.25m x 3.43m) uPVC double glazed window front aspect, fitted wardrobes with overhead storage cupboards and matching drawers, radiator, coving to the ceiling.

**Bedroom 2:** 10' 0" x 9' 7" (3.05m x 2.92m) uPVC double glazed window to the rear aspect, radiator, coving to the ceiling.

**Bedroom 3:** 8' 3" x 7' 4" (2.51m x 2.23m) uPVC double glazed window to the rear aspect, radiator.

**Bathroom:** 8' 0" x 7' 0" (2.44m x 2.13m) uPVC frosted double glazed window to the front aspect, white suite, comprising, enclosed bath with an overhead shower, wash basin, close coupled WC, fitted airing cupboard, tiling to the walls, radiator/towel rail.

**Outside:** To the front there is a laid to lawn garden with feature of plants and tree displays. A resin surface driveway provides ample, off-street parking leading to a single integral garage with an electronically operated, roller shutter door. To the rear there is a block paved patio and a paved pathway leads to a lead to lawn garden with raised plant borders.

**Viewings:** Please contact Cardwells estate agents Bolton, 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

**Tenure:** Cardwells estate agents Bolton pre marketing research shows the property is Leasehold, 948 years remaining on the lease with a ground rent of £12 per annum.

**Council tax:** Cardwells estate agents Bolton research shows the property is band C with an annual charge of £1742.

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