



Independent Estate Agents
Cardwells Est. 1982

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FORTON AVENUE, BRIGHTMET, BL2 6JE



- Semi detached family home
- Three bedrooms
- Two reception rooms
- Front and rear gardens
- Driveway and garage parking.
- Close to Leverhulme Primary
- No onward chain
- Great access to Bolton & Bury



£180,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Located within the popular area of Breightmet and situated close to Leverhulme primary school and Leverhulme park is this semi detached family home, offered for sale with no onward chain. You enter the property via the hallway which leads into a good sized lounge with a double glazed bay window to the front. The dining room has dual aspect double glazed windows to the side and overlook the garden to the rear. From the dining room we enter into the kitchen which has a range of fitted wall and base units with extractor fan, double electric oven, integrated fridge/freezer and a door which leads to the rear garden. To the first floor there are three good sized bedrooms with the main bedroom being a double and has fitted wardrobes, family bathroom and separate wc. Externally there is a garden with mature borders and hedges to the front with a driveway leading down the side of the property to the double gates at the rear. To rear of the property there is a patio area and lawned garden with a detached garage. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, radiator, understairs storage.

Lounge: 13' 11" x 12' 4" (4.24m x 3.75m) Ceiling light point, double glazed bay window to the front, radiator, living flame gas fire and surround.

Dining Room: 13' 9" x 10' 11" (4.18m x 3.32m) Ceiling light point, radiator, double glazed windows to the rear and side.

Kitchen: 13' 11" x 6' 2" (4.25m x 1.89m) Downlights, single glazed window to the rear, door to the rear, range of fitted wall and base units with extractor fan, gas hob, double electric oven, integrated fridge/freezer, space for a washing machine, one and a half sink with mixer tap and drainer, tiled floor with splashback to the walls.

Landing: Ceiling light point, double glazed window to the side.

Bedroom 1: 12' 4" x 11' 7" (3.75m x 3.52m) Ceiling light point, radiator, double glazed window to the front front, fitted wardrobes.

Bedroom 2: 11' 5" x 7' 3" (3.49m x 2.20m) Ceiling light point, radiator, double glazed window overlooking the rear garden.

Bedroom 3: 8' 6" x 6' 1" (2.59m x 1.85m) Ceiling light point, radiator, double glazed window overlooking the rear garden.

Bathroom: 8' 6" x 4' 2" (2.58m x 1.26m) Ceiling light point, radiator, vanity unit with inset sink, panel bath with electric shower over, tiled floor and walls, double glazed window to the side.

Separate Wc: 3' 7" x 2' 6" (1.10m x 0.76m) Ceiling light point, wc, double glazed window to the side.

Externally: To the front of the property there is a garden with mature borders and hedges with a driveway leading down the side of the property to the double gates at the rear. To rear of the property there is a patio area and lawned garden with a detached garage.

Plot Size: Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 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 B with Bolton Council at an approximate cost of around £1524 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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