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SALCOMBE GROVE, BRIGHTMET, BL2 6TL



- Extended family home
- 3 Bedrooms plus annexe
- Bathroom and shower room
- Four reception rooms
- Front and rear gardens
- Driveway and garage parking
- Close to local schools
- Short drive to Brightmet Business Park



£280,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within a quiet cul-de-sac in Brightmet and close to many local amenities and schools is this extended semi detached home. Internally the property does require some updating. The property has a ground floor extension to the rear, which has been used previously as an annexe. The accommodation comprises a porch, entrance hallway, lounge, dining room, kitchen, shower room and two additional reception rooms (part of the annexe) to the ground floor with three bedrooms and a bathroom to the first floor. Externally there is a lawned garden with block paved driveway parking leading to the garage at the front and at the rear of the property there is a flagged patio area, lawned garden and a shed. 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

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 5' 0" x 2' 11" (1.53m x 0.89m) Double glazed porch with door leading into the hall.

Hall: Ceiling light point, storage cupboard.

Lounge: 13' 9" x 11' 11" (4.20m x 3.63m) Ceiling light point, double glazed window to the front, radiator.

Dining room: 11' 5" x 7' 8" (3.48m x 2.33m) Ceiling light point, double glazed door to the rear, radiator.

Kitchen: 11' 4" x 7' 0" (3.46m x 2.14m) Ceiling light point, double glazed window to the side, door to the side, fitted wall and base units with space for a gas cooker, washing machine, undercounter fridge, stainless steel sink with mixer tap and drainer.

Inner hallway: Ceiling light point, laminate effect flooring.

Shower room: 6' 4" x 5' 10" (1.93m x 1.77m) Ceiling light point, WC, pedestal sink, walk in shower cubicle, vertical radiator ladder radiator, tiled floor and splashback to the walls, double glazed window to the rear.

Reception 3: 9' 6" x 8' 11" (2.90m x 2.73m) Ceiling light point, radiator, double glazed window to the front, laminate effect flooring.

Reception 4: 11' 0" x 8' 11" (3.36m x 2.73m) Currently being used as a fourth bedroom, laminate effect flooring, radiator, sliding patio doors to the rear.

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

Bedroom 1: 8' 11" x 8' 10" (2.73m x 2.68m) Ceiling light point, radiator, double glazed window to the front.

Bedroom 2: 11' 0" x 7' 5" (3.35m x 2.27m) Ceiling light point, double glazed window to the rear, radiator.

Bedroom 3: 8' 3" x 7' 3" (2.51m x 2.21m) Ceiling light point, radiator, double glazed window to the rear.

Bathroom: 6' 6" x 5' 11" (1.98m x 1.81m) Ceiling light point, three piece suite incorporating a WC, pedestal sink, panelled bath with mixer tap and electric shower above, tiled walls, vertical ladder radiator, double glazed window to the front.

Externally: To the front of the property there is a lawned garden with block paved driveway parking leading to the garage. At the rear of the property there is a flagged patio area, lawned garden and a shed.

Parking: There is a block paved driveway leading to a garage.

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 25 March 1970, we are advised the ground rent is £20 per annum.

Council tax: Cardwells estate agents Bolton research shows the property is band C, annual charges of £1909

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