



5 BLAIR STREET, BROMLEY CROSS, BL7 9JE



- 3 bedroom semi detached
- Conservatory to the rear
- Detached garage/workshop building
- Sold with no upward chain delay
- Large driveway with secure gated area
- Modern family bathroom suite
- Private enclosed rear garden
- Worcester gas C.H, UPVC DG. No chain delay



£249,950

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A three bedroom semi detached family home set in the heart of Bromley Cross village, BL7 to the North of Bolton. St Johns, Eagley and Turton schools are all just short walk away, as is Bromley Cross railway station which directly serves: Manchester, Salford, Bolton and Blackburn. There is a beautiful countryside nearby ready to explore including: The West Pennine Moors, Jumbles Country Park and Jumbles Reservoir. There are superb restaurants including: The Retreat and Cibo plus bars in the village and surrounding areas, as well as superb sporting facilities such as: The Last Drop Village, Eagley sports complex, Turton golf club and Dunscair sailing club. Importantly, the property is offered for sale with no further upward chain delay and early vacant position.

The accommodation offer briefly comprises: entrance hallway, large open plan lounge diner, conservatory, fitted kitchen including appliances, first floor landing, three bedrooms and a stylish family bathroom suite. Externally there is a detached garage building which has been used as a workshop and an abundance of brick paved private off-road driveway parking space, including an area set behind a secure vehicle gate. The front garden is predominantly laid to lawn, whilst the rear garden is closed by mature trees and enjoys both patio space and excellent charmed area, perhaps ideal for children to play. The family home benefits from UPVC double glazing, Worcester gas central heating boiler, security alarm and importantly is sold with no upward chain delay.

This is a wonderful home in a consistently popular village, we encourage all parties to arrange a personal viewing as soon as possible to avoid disappointment. In the first instance there is a walk-through viewing video available to watch, and then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton 01204 381281, emailing; bolton@cardwells.co.uk or visiting; www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hallway: 6' 1" x 5' 1" (1.854m x 1.537m) Stained glass uPVC entrance door and uPVC window, built-in storage space with fuse box, metres and alarm panel, radiator, wood laminate flooring, stairs off to the first floor.

Lounge/diner: 21' 8" x 14' 2" (6.604m x 4.312m) An open plan lounge diner which is flooded with natural light from the large uPVC windows to the front and also the conservatory to the rear, wood laminate flooring flows from the reception hallway, there are two radiators and matching ceiling lights and the room is equipped with lounge/Entertainment centre furniture, that is included in the sale.

Conservatory: 10' 10" x 8' 3" (3.291m x 2.502m) uPVC double doors from the lounge/diner open up into the conservatory with uPVC windows and uPVC double doors which open out onto the rear garden. The conservatory has fitted blinds, an alarm panel and a wall mounted electric heater.

Kitchen: 9' 3" x 8' 2" (2.824m x 2.490m) Quality professionally fitted kitchen with a superb range of matching drawers, base and wall cabinets, integrated fridge/freezer, oven/grill, gas hob with extractor over, dishwasher and washing machine, stainless steel sink and drainer, uPVC window overlooking the rear garden, uPVC side entrance door and door off to the stairs, storage space which contains the Worcester gas central heating boiler.

First Floor Landing: 6' 10" x 6' 11" (2.075m x 2.109m) uPVC window to the side, loft access point.

Master Bedroom: 11' 7" x 10' 2" (3.539m x 3.109m) Professionally fitted bedroom furniture to one wall, radiator, uPVC window to the front, neutral decor.

Bedroom Two: 10' 3" x 9' 9" (3.118m x 2.972m) Measured at max point, uPVC window to the rear through which Winterhill can be seen in the distance, radiator, neutral decor, built-in storage space.

Bedroom Three: 6' 11" x 6' 10" (2.109m x 2.075m) uPVC window to the rear through which Winterhill can be seen in the distance, radiator, neutral decor, built in storage.

Family Bathroom: 7' 7" x 6' 10" (2.303m x 2.077m) A modern and stylish white three piece bathroom suite comprising bath with both electric shower over and hand held shower with fitted glass shower screen, dual flush WC, wash hand basin, heated towel rail, ceramic wall tiling, spotlighting, extractor, built in storage space.

Detached Garage/workshop: There is a brick built detached garage which has been used more recently as a workshop, with power and lighting. Pedestrian door to the front rather than a vehicle access door. To put a vehicle access door would not be too complicated.

Parking: There is a generous amount of private off road driveway car parking on the brick paved driveway, with additional parking beyond the vehicle gate to the side of the property.

Outside: The front garden is predominantly laid to lawn. The rear garden enjoys both patio and lawn garden areas and is very private in nature with mature trees to 3 sides.

Plot Size: The overall approximate plot size is around 0.08 of an acre.

Chain Details: The property is sold with no further upward chain delay and early vacant possession.

Tenure: Cardwells Estate Agents Bolton premarketing research indicates that the property Freehold.

Council Tax: The property is located in the borough of Bolton and the Bolton Council tax band rating is C, with an approximate annual cost of £1,909.

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 at your convenience.

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