

**BURY ROAD, BRIGHTMET, BL2 6HZ**



- No onward chain
- Two double bedrooms
- Two reception rooms
- Loft room
- Needs some modernisation
- Gas central heating
- Majority double glazed
- Four piece bathroom suite



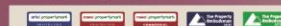
**£140,000**

**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

Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within an always popular spot on Bury Road is this sizeable, garden fronted terraced home which has accommodation over three levels and offered for sale with no onward chain. Internally the accommodation comprises a vestibule, lounge, dining room and kitchen to the ground floor with two double bedrooms and a four piece bathroom to the first floor, with the additional benefit of stairs from the landing leading to a loft room. Externally there is a garden and path leading to the front door with the rear of the property having an enclosed yard and gates to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule:** Door leading into the lounge.

**Lounge:** 14' 2" x 14' 2" (4.33m x 4.32m) Radiators, living flame gas fire with marble fireplace and hearth, double glazed bay window to the front.

**Dining Room:** 14' 3" x 13' 5" (4.35m x 4.09m) Double glazed window to the rear, under stairs storage.

**Kitchen:** 11' 6" x 7' 11" (3.51m x 2.41m) Door to the side, double glazed window to the side, wall mounted boiler, range of fitted wall and base units with extractor fan, gas hob, electric oven, space for a washing machine, dryer, fridge, freezer, one and half sink with mixer tap and drainer, tiled floor and walls.

**Landing:** Stairs leading to the loft room.

**Bedroom 1:** 14' 2" x 11' 5" (4.33m x 3.49m) Double glazed window to the front, fitted wardrobes, radiator, cast iron feature fireplace.

**Bedroom 2** 13' 4" x 8' 10" (4.07m x 2.70m) Double glazed window to the rear, radiator, cast iron feature fireplace.

**Bathroom:** 11' 6" x 7' 11" (3.51m x 2.42m) Dual aspect single glazed wooden windows and one uPVC double glazed window to the rear and the side, four piece suite incorporating a wc, wash hand basin, bath and a walk in shower cubicle, tiled splashback to the walls.

**Loft Room:** 14' 2" x 13' 3" (4.32m x 4.03m) Double glazed skylight to the front, fitted shelving unit and drawers.

**Externally:** To the front of the property there is a garden and path leading to the front door and the rear of the property has an enclosed yard with gates to the rear.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 12 October 1906

**Council Tax:** Cardwells estate agents Bolton research shows the property is band A annual charges of £1432.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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