



Independent Estate Agents  
**Cardwells** Est. 1982

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**LOVAT ROAD, BRIGHTMET, BL2 6LP**



- En suite dormer bungalow
- Two double bedrooms
- Ground Flr 3pc bathroom suite
- En suite shower room
- Versatile room for dressing/home office
- Fitted kitchen with appliances
- Generous garage, resin driveway parking
- No upward chain, gas C.H, uPVC D.G



**Offers in Excess of £180,000**

**BOLTON**  
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 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.





Offered for sale with no further upward chain delay is this two bedroom, two bathroom semi detached dormer bungalow situated in a consistently popular residential location. The town centres of both Bolton and Bury are within easy reach and superb local amenities including: shops, transport links and beautiful countryside are all nearby. The accommodation briefly comprises: entrance porch, reception hallway, lounge/diner, hallway, fitted kitchen with appliances, ground floor double bedroom and a bathroom. To the first floor there is a master bedroom with en-suite shower room. There is a separate room to the rear of the property which may suit a variety of uses, potentially a dressing room or work from home space. There is a longer than average single width garage served by a resin driveway providing further off-road car parking, a pretty front garden and a fully enclosed easy maintenance rear garden. The property benefits from a Vaillant gas combination central heating boiler, double glazing and perhaps may offer an ideal opportunity for someone to update their new home to their own tastes and specifications. Importantly, the property is sold with no further upward chain delay, so once the sale is agreed, it is hoped a quick completion can be arranged. In the first instance there is a walk-through viewing video available to watch and then a personal inspection can be arranged by calling Cardwells Estate Agents Bolton on: 01204381281, emailing; bolton@cardwells.co.uk or visiting; www.cardwells.co.uk.

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

**Entrance porch:** 7' 6" x 2' 2" (2.274m x 0.656m) Double uPVC entrance doors, uPVC window.

**Hallway:** 7' 6" x 3' 1" (2.279m x 0.93m) Radiator, stairs off to the first floor, stained glass style internal door into the lounge/diner.

**Lounge diner:** 14' 9" x 13' 6" (4.492m x 4.116m) Measured at maximum points into the uPVC bay window, radiator, feature fireplace with electric fire and marble hearth and surround, fitted blinds, fitted curtains, matching central and wall lights.

**Inner hallway:** 6' 3" x 2' 7" (1.912m x 0.795m)

**Kitchen:** 8' 7" x 7' 9" (2.625m x 2.368m) Fitted kitchen with a range of matching: drawers, base and wall cabinets, built-in double oven/grill, electric hob with extractor, freestanding fridge/freezer, freestanding washing machine, stainless steel sink and drainer, radiator, modern uPVC window overlooking the rear garden complete with fitted blinds, uPVC side entrance door.

**Bathroom:** 6' 3" x 5' 6" (1.894m x 1.685m) Ground floor bathroom. A three piece bathroom suite comprising; bath with shower over, pedestal wash basin and WC, uPVC window, radiator, extractor ceramic wall tiling

**Bedroom 2:** 14' 6" x 8' 6" (4.423m x 2.581m) Modern uPVC window to the rear overlooking the back garden, radiator, useful under stairs storage space off.

**First floor landing:** 5' 4" x 2' 6" (1.626m x 0.763m)

**Bedroom 1:** 14' 10" x 14' 4" (4.517m x 4.365m) Measured at maximum points. uPVC windows to both the front and the side, two radiators, built-in Vaillant gas combination central heating boiler, en suite shower room off.

**En suite:** 7' 5" x 6' 0" (2.248m x 1.826m) A three-piece shower room suite comprising: corner shower enclosure, pedestal wash hand basin and WC. Ceramic wall tiling, radiator, extractor.

**Dressing room/home office:** 15' 3" x 5' 11" (4.648m x 1.810m) With a minimum width of 0.77. A versatile room with a modern uPVC window overlooking the back garden, this room may suit a variety of uses perhaps including a dressing room or a work from home office space. There is no radiator in this room.

**Potential for modification:** Perhaps, subject to any appropriate permissions and regulations, the layout of the upper floor could be modified to create two separate bedrooms and also a shower room.

**Plot size:** The overall approximate plot size extends to around 0.06 of an acre.

**Garage:** There is a detached single width garage which is longer than a standard single garage. There is additional off-road private driveway car parking on the resin driveway.

**Front garden:** The front garden is neatly laid to lawn with well-stocked borders with colourful shrubs and plants.

**Rear garden:** The rear garden is fully enclosed and designed with easy maintenance and all year round use in mind. There are super areas for sitting out and relaxing.

**Chain details:** The properties sold with early vacant possession and no further upward chain delay.

**Tenure:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold, with a term remaining of around 964 years.

**Bolton council tax:** The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is B at an annual cost of around £1,670 per annum.

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

