



BURY NEW ROAD, BRIGHTMET, BL2 6QG



- Beautiful Victorian Terraced
- Two Double Bedrooms
- Loft Room
- Move In Condition
- Close To Local Amenities
- Short Drive To The Metrolink
- Lounge
- Kitchen/diner



£179,995

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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.



Beautifully presented Victorian terraced property located on the border of Bury and Bolton giving great access to both towns, local amenities and the Metrolink in Radcliffe. This superb property would be ideal for a young couple or first time buyer and comprises a lounge and kitchen/diner to the ground floor with two double bedrooms and bathroom to the first floor with the added benefit of a loft room, accessed from the second bedroom, which is carpeted, has a radiator, skylight and could be used as an office. Externally the property is garden fronted with a path leading to the front door. At the rear of the property is an enclosed rear yard with space for a shed and a flagged patio area with slate borders. 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:

Vestibule: Door into the lounge.

Lounge: 14' 6" x 13' 7" (4.41m x 4.15m) Ceiling light point, wall lamps, double glazed window to the front, radiator, laminate effect flooring, cast iron feature fire surround with marble hearth.

Kitchen/diner: 13' 8" x 11' 10" (4.17m x 3.60m) Double glazed window to the rear, wall mounted boiler, radiator, stable door to the rear, range of fitted wall and base units with extractor fan, integrated gas hob, electric oven, stainless steel sink with mixer tap and drainer, space for a washing machine and fridge/freezer, tiled flooring, ceiling light point.

Landing: Downlights.

Bedroom 1: 14' 6" x 13' 7" (4.41m x 4.15m) Radiator, double glazed window to the front, fitted wardrobes, cast iron feature fireplace, ceiling light point.

Bedroom 2: 11' 9" x 8' 10" (3.59m x 2.68m) Radiator, double glazed window to the rear, laminate effect flooring, loft access with pull down ladder leading to the loft room, ceiling light point.

Loft Room: 13' 0" x 12' 7" (3.96m x 3.84m) Downlights, double glazed skylight to the rear, carpeted, radiator, storage to the eaves.

Bathroom: 6' 5" x 4' 8" (1.96m x 1.42m) Downlights, extractor fan, double glazed window to the rear, three piece suite incorporating a WC, pedestal sink, panel bath with shower over, vertical ladder radiator, tiled splashback to the walls.

Externally: The front of the property is garden fronted with a path leading to the front door. At the rear of the property is an enclosed rear yard with space for a shed and a flagged patio area with slate borders.

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 less 10 days from 29 September 1890

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1780

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

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

