

LANGHOLM DRIVE, BRIGHTMET, BL2 6NJ



- Detached family home
- Three good sized bedrooms
- Head of a cul-de-sac
- Elevated position
- Driveway and garage parking
- No onward chain
- Needs modernisation
- Front and rear gardens



Offers Over £210,000

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
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Located at the head of a cul-de-sac and in an elevated position is this good sized three bedroom detached family home which is offered for sale with NO ONWARD CHAIN. Please note that this property is currently being processed for probate which we understand may take approximately 16 weeks until grant of probate is issued. The property does require some modernisation and comprises an entrance hallway, lounge, kitchen/diner, wc and access to the garage from the ground floor with three good sized bedrooms and a family bathroom to the first floor. Externally there is a driveway leading to the garage. The front garden is lawned with mature hedges at either side providing privacy. To the rear of the property there is a large lawned rear garden which is fenced to three sides and gives access to the front of the property from either side of the house. For any further information or 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:

Entrance Hallway: Radiator, stairs to the first floor.

Lounge: 13' 0" x 11' 4" (3.97m x 3.45m) Radiator, double glazed window overlooking the front garden, living flame gas fire and surround.

Kitchen/diner: 18' 0" x 7' 11" (5.48m x 2.41m) Double glazed window to the rear, radiator, gas heater, understairs storage, fitted wall and base units, stainless steel sink with mixer tap and drainer, space for a gas cooker, washing machine and fridge/freezer.

Guest wc: 4' 11" x 2' 9" (1.50m x 0.84m) Double glazed window to the rear, wc.

Garage: 18' 7" x 8' 0" (5.67m x 2.44m) Up and over garage door, wall mounted boiler, single glazed window to the side.

Landing: Double glazed window to the side, loft access.

Bedroom 2: 10' 2" x 9' 7" (3.10m x 2.92m) Radiator, double glazed window overlooking the garden to the rear.

Bedroom 1: 11' 0" x 10' 8" (3.36m x 3.24m) Radiator, double glazed window to the front.

Bedroom 3: 8' 2" x 7' 2" (2.50m x 2.18m) Radiator, double glazed window overlooking the garden to the rear.

Bathroom: 8' 2" x 7' 3" (2.48m x 2.20m) Radiator, double glazed window to the front, three piece suite incorporating a WC, pedestal sink, panel bath with mixer tap, tiled splashback to the walls.

Externally: To the front of the property there is a driveway leading to the garage and house which are set in an elevated position at the head of the cul-de-sac. The front garden is lawned with mature hedges at either side giving privacy. To the rear of the property there is a large lawned rear garden which is fenced to three sides and gives access to the front of the property from either side of the house.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.09 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 10 May 1968

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

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

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