

**BURY ROAD, BRIGHTMET, BL2 6DE**



- Extended 2 bedroom terraced
- No upward chain involved
- Popular & convenient location
- Close to excellent amenities
- Bathroom, en suite shower room
- Easy access to motorway & Bolton
- Ideal first time purchase
- Viewing recommended



**Offers in Excess of £120,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
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Incorporating: Wright Dickson & Catlow, WDC Estates

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An extended two bedroom mid terraced house, with 'no upward chain involved'. Cardwells are pleased to offer for sale this spacious property, close to excellent amenities including transport links schools and local shops. This would make an ideal first time purchase or perhaps as a buy to let investment. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). The accommodation briefly comprises, Entrance porch, lounge, kitchen dining room and a bathroom. Upstairs there are two double bedrooms and an en suite shower room. The property also benefits from uPVC double glazing and gas central heating.

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

uPVC double glazed entrance porch

**Lounge:** 17' 2" x 13' 10" (5.224m x 4.224m) uPVC double glazed bay window front aspect incorporating a window seat below, fireplace with an electric fire, tiled hearth, wooden mantle surround, radiator, open plan staircase to the landing.

**Dining kitchen:** 11' 7" x 13' 10" (3.528m x 4.212m) uPVC glazed door garden aspect, fitted wall and base units with work surfaces, tiled splashbacks, built-in oven and grill, inset four ring gas burner hob, integrated fridge and freezer, sink unit with mixer tap, radiator.

From the kitchen there is a doorway leading to a utility area space and plumbing for a washing machine.

**Bathroom:** 7' 7" x 4' 5" (2.304m x 1.355m) uPVC frosted double glazed window rear aspect, free standing bath with mixer tap, close coupled WC, wash basin, tiled floor, part tiling to the walls, radiator.

**Bedroom 1:** 13' 11" x 11' 0" (4.235m x 3.346m) uPVC double glazed window rear aspect, built-in storage cupboard radiator, coving to the ceiling, open through

**Bedroom 2:** 9' 4" x 11' 9" (2.839m x 3.593m) uPVC double glazed window front aspect, radiator, built-in double wardrobe.

**Shower room:** 3' 11" x 4' 0" (1.184m x 1.207m) Frosted double glazed window rear aspect, shower cubicle, wash basin with mixer tap in set to a vanity unit, close coupled WC, heated towel rail.

**Garden:** There is a small gravelled garden to the front To the rear there is an enclosed yard/garden with a raised plant bed and a seating area. The majority of the garden is paved and there is also a gate giving access to the rear lane.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 990 years from 1 November 1889

**Council tax:** Cardwells estate agents Bolton research shows the property is band A £1432 per annum

**Flood risk information:** Cardwells estate agents Bolton research shows the property is not in a flood risk area.

**Conservation area:** Cardwells estate agents Bolton research shows the property is not in a conservation area

**Thinking of selling or letting in Bolton:** 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.

**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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