



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			



Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

LYDFORD GARDENS, BRIGHTMET, BL2 6TU



- Attention landlords, speculators, & developers!
- Two bedroom first floor apartment
- Garage & parking in front of garage
- Lovely views to the rear, pleasant frontage
- Gas combi C.H, uPVC DG, no upward chain
- EPC, Gas Safety & Elec certificate in place
- Requires cosmetic updating to fulfil potential
- Ideal buy to let, first home or downsizer



Offers in Excess of £90,000

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

Independent Estate Agents
Cardwells Est. 1982

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.



A two bedroom first floor property which enjoys lovely views towards the playing fields to the rear and importantly benefits from a single garage with additional parking in front. The property is offered for sale with early vacant possession and no further upward chain delay. As the property has previously been rented, there is already an energy performance certificate, gas safety certificate and electrical certificate in place. It is fair to point out that the property requires internal cosmetic updating to totally fulfil its potential and this has been reflected in the asking price. The property is located in a consistently popular part of Broughton, Bolton with beautiful countryside nearby, transport links including a local bus service and both Bolton town centre and Bury town centre are within easy. The accommodation and offer briefly comprises: ground floor entrance with stairs off to the first floor living accommodation, first floor landing, sizable living room which enjoys the rear aspect, kitchen/diner two bedrooms and a white three-piece bathroom suite. Externally there is a garden area to the front and of course the single garage. The property benefits from uPVC double glazing, combination central heating and importantly is offered for sale with no further upward chain delay. In our opinion this may make an ideal property for a landlord to add to their rental portfolio, a first time buyer asked somebody looking to downsize. There really is a great deal to admire, and superb potential to improve and add your own value. In the first instance there is a walk-through viewing video available to watch, and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area extends to around 570 ft.²

Entrance level:

Reception hallway: 5' 1" x 3' 3" (1.538m x 0.98m) uPVC windows and entrance door, built-in meter cupboard, stairs off to the living accommodation on the first floor.

First floor living accommodation:

Landing: 6' 4" x 3' 5" (1.918m x 1.04m) Loft access point, storage space containing the gas combination central heating boiler.

Living room: 14' 3" x 11' 1" (4.355m x 3.378m) uPVC window to the rear which enjoys the lovely aspect, towards the playing fields and beyond, radiator.

Kitchen diner: 8' 10" x 8' 2" (2.701m x 2.482m) Fitted with a range of drawers, base and wall cabinets, stainless steel sink and drainer, cooker, extractor, breakfast bar, uPVC window to the rear which enjoys the aspect towards the playing fields, radiator.

Bedroom 1: 12' 6" x 10' 5" (3.818m x 3.187m) uPVC window to the front, radiator, fitted wardrobes to one wall, built-in storage space over the stairs containing the electric, RCD fuse box.

Bedroom 2: 9' 11" x 8' 10" (3.012m x 2.689m) uPVC window to the front, radiator.

Bathroom: 6' 2" x 6' 2" (1.883m x 1.890m) A white three piece suite comprising: pedestal wash hand basin, dual flush WC and bath, heated towel rail, ceramic wall tiling, extractor.

Garage: Metal roller shutter type vehicle access door to the front. The garage is the last one on the right hand side of the block of four as you walked towards the garage is from the front door, it can be seen in the photograph.

Parking: In addition to the garage we understand that parking is available in front of the garage as well.

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 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

Tenure: Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold enjoying a term of 999 years from 25th March 1976, meaning there is around 951 years remaining. At the time of writing we do not have confirmation of the annual leasehold charge but are advised that it is not thought to be anymore than £20 per annum.

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 A at an annual cost of around £1,432 per annum.

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

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a very low risk of flooding.

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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

