

**TARBET DRIVE, BRIGHTMET, BL2 6LT**



- Three bedrooms
- No onward chain
- In need of some updating
- Semi detached property
- Front and rear gardens
- Driveway and garage parking
- Close to Bolton, Bury and Radcliffe
- Close to many local amenities

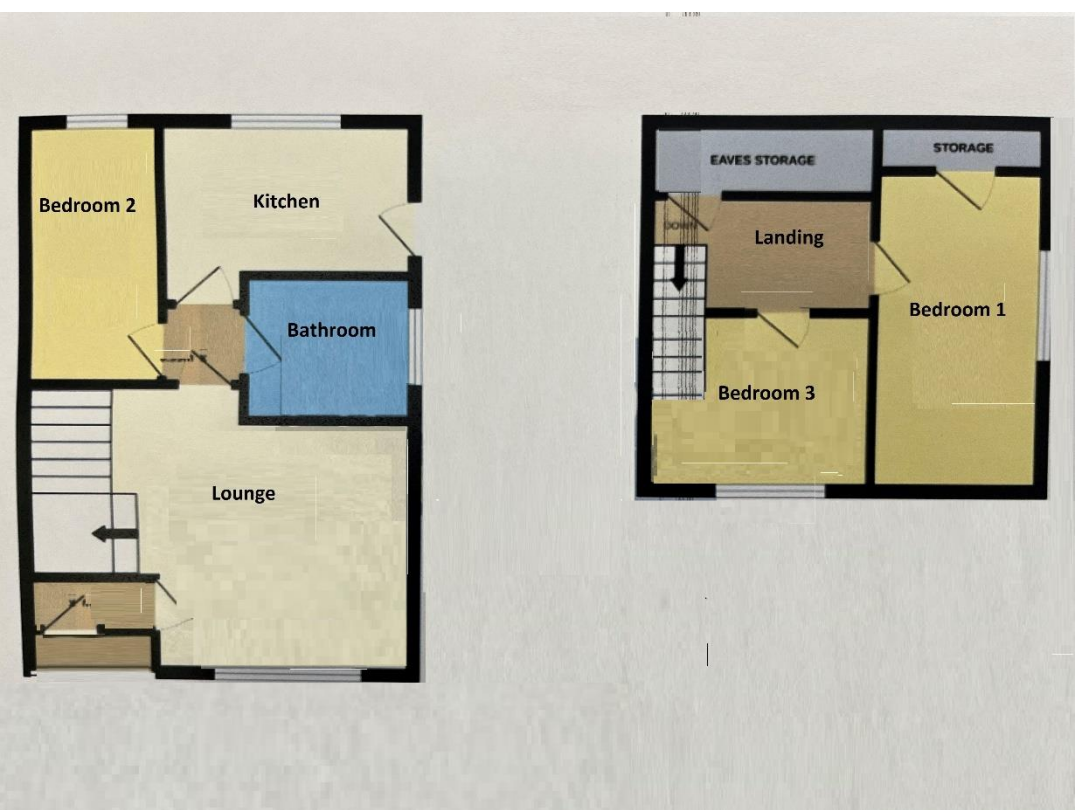


**£189,950**

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Offered for sale with NO ONWARD CHAIN is this semi detached home located on a quiet residential street in Broughton. The property is ideally situated for good access to many local amenities and well placed for commuting to Bolton, Bury and Radcliffe. Internally the property comprises an entrance hall, lounge/dining room, three piece bathroom suite, kitchen and bedroom to the ground floor with a further two bedrooms to the first floor. Externally the front of the property has gated access to a block paved driveway which leads to the detached single garage. The front garden is also lawned with an additional low maintenance garden to the right of the driveway. The rear of the property has a low maintenance block paved garden. For further information and to arrange a viewing contact Cardwell's Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Entrance Porch:** 6' 9" x 2' 0" (2.07m x 0.61m) Door into the hallway.

**Entrance Hallway:** Fitted storage cupboards, door to the lounge diner.

**Lounge/diner:** 17' 9" x 15' 3" (5.41m x 4.64m) Double glazed bay window to the front, radiator, stairs to 1st floor.

**Kitchen:** 8' 8" x 9' 7" (2.63m x 2.93m) Double glazed window to the rear, door to the side, radiator, arrange a fitted wall and base units with extractor fan, space for electric oven, undercounter fridge, washing machine, stainless steel sink with drainer, towel splashback to the walls.

**Bedroom Three:** 11' 3" x 8' 7" (3.43m x 2.61m) Double glazed window to the rear, radiator, fitted wardrobes.

**Bathroom:** 6' 3" x 5' 6" (1.90m x 1.68m) Double glazed window to the side, three-piece suite incorporating a WC, wash hand basin, panelled bath with shower over, vertical ladder radiator, towel splashback to the walls.

**Landing:** Built-in storage cupboard, storage to eaves.

**Bedroom One:** 11' 1" to wardrobes x 8' 8" (3.38m x 2.64m) Double glazed window to the side, fitted wardrobes, built-in storage cupboard.

**Bedroom Two:** 11' 4" x 5' 10" (3.46m x 1.77m) Double glazed window to the front, radiator.

**Externally:** The front of the property has gated access to a block paved driveway which leads to the detached single garage. The front garden is also lawned with an additional low maintenance garden to the right of the driveway. The rear of the property has a low maintenance block paved garden.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 September 1961.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band B annual charges of £1670.

**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](mailto:bolton@cardwells.co.uk) or visiting; [www.Cardwells.co.uk](http://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](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. 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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