



Independent Estate Agents Est. 1982
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CHURCHTOWN AVENUE, BRIGHTMET, BL2 6JR



- Beautiful semi detached home
- Two double bedrooms
- Cul de sac position
- Lounge and modern kitchen
- Spacious conservatory
- Front and rear gardens
- Driveway parking for at least two cars
- Close to amenities



Offers in the Region Of £175,000

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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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.

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Situated on a quiet cul-de-sac within the popular area of Brightmet, being close to many local amenities with Brightmet Business Park and Medical Centre within close proximity. This beautiful home offers good sized accommodation throughout and comprises a lounge with oak engineered wooden flooring, double glazed window width made to measure shutters, modern fitted kitchen with integrated extractor fan, induction hob and oven, space for a washing machine and fridge/freezer, understairs storage and a spacious conservatory which is currently being used as a dining room to the ground floor with two double bedrooms, the master having made to measure window shutters and a three piece bathroom suite to the first floor. Externally there is a flagged driveway for at least two cars and a well presented lawned garden with flower beds to the front with a flagged patio area with a well manicured lawn and raised flower beds at the rear. The side of the property has a decking area with space for a shed. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Ceiling light point, door leading into the lounge.

Lounge: 14' 3" x 13' 2" (4.34m x 4.02m) Ceiling light point, double glazed window with fitted shutters, engineered oak flooring, radiator, multi fuel burner.

Kitchen: 14' 1" x 9' 0" (4.29m x 2.75m) Ceiling light points, stairs storage, double glazed window to the rear, door to the rear, range of fitted wall and base units with integrated carbon filter extractor fan, induction hob, electric oven, space for a washing machine and the fridge freezer, stainless steel sink with mixer tap and drainer Tiled flooring.

Conservatory: 13' 4" x 9' 7" (4.06m x 2.91m) Wall lamps, radiator, tiled flooring, double glazed windows, double glazed French doors leaving out onto the patio.

Landing: Ceiling light point, double glazed window to side.

Bedroom 1: 14' 4" x 13' 4" (4.38m x 4.07m) Ceiling light point, double glazed window to the front with shutters, radiator.

Bedroom 2: 12' 3" x 8' 6" (3.74m x 2.58m) Ceiling light point, loft access, double glazed window overlooking the garden to the rear, radiator.

Bathroom: 6' 6" x 5' 6" (1.97m x 1.68m) Downlights, double glazed window to the rear, three piece suite incorporating a WC, pedestal sink, panel bath with mixer tap, tiled floor and walls, vehicle ladder radiator.

Externally: To the front of the property there's a flagged driveway for at least two cars and a well presented lawned garden with flower beds. At the rear of the property there's a flagged patio area with a well manicured lawn and raised flower beds at the rear. The side of the property has a decking area with space for a shed.

Parking: To the front of the property there's a flagged driveway for at least two cars

Viewings: All viewings are by advanced appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 2 November 1979

Council tax: Cardwells estate agents Bolton research shows the property is band A

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.

Plot size: Cardwells estate agents Bolton research shows the property is 0.07 acre.

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 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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