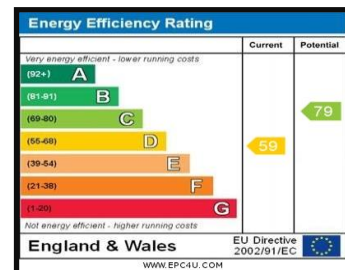


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Retrieved by www.property.com



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BURY NEW ROAD, BRIGHTMET, BL2 6QQ



- No onward chain
- Semi detached family home
- Good access to Bolton and Bury
- Three bedrooms
- Two reception rooms
- Views to the front and rear of fields
- Driveway and detached garage
- Potential to extend



Offers in the Region Of £330,000

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E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
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E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Located on the border of Bolton and Bury is this wonderful semi detached family home, set on an elevated position and is offered for sale with NO ONWARD CHAIN. This well loved home is immaculately presented throughout and is ideally situated for those that need access to Bolton/Bury/Radcliffe and the Metrolink which takes you directly into Manchester City Centre. Internally the property comprises an entrance hallway, lounge, dining room and kitchen/breakfast room to the ground floor with three bedrooms and a modern family bathroom (fitted within the last two years) to the first floor. Externally there is a well manicured lawn with flowerbeds surrounding and driveway parking for approximately four cars to the front leading to the detached brick built garage at the rear. The rear garden isn't overlooked to the rear and is quite extensive having a lawn, with bordering flowerbeds which stretches back to open fields. The size of the garden does give the potential for extension subject to the necessary planning consent. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Radiator, two under stairs storage cupboards.

Lounge: 11' 9" x 10' 7" (3.59m x 3.22m) Double glazed bay window to the front, radiator, feature fireplace and surround.

Dining Room: 11' 0" x 10' 9" (3.35m x 3.28m) Double glazed bay window to the rear, radiator, feature fireplace and surround.

Kitchen/breakfast Room: 13' 11" x 7' 4" (4.25m x 2.24m) Dual aspect double glazed windows to the side and the rear, wall mounted boiler, radiator, range of fitted wall and base units with space for a gas cooker, washing machine, fridge freezer, 1 1/2 stainless steel sink with mixer tap and drainer, tiled splashback to the walls.

Landing: Loft access, double glazed leaded window to the side.

Bedroom 1: 11' 9" x 10' 7" (3.59m x 3.22m) Double glazed bay window overlooking field to the front, radiator.

Bedroom 2: 11' 0" x 10' 6" (3.36m x 3.19m) Fitted wardrobes, radiator, double glazed window overlooking the large garden and fields to the rear.

Bedroom 3: 6' 9" x 6' 4" (2.05m x 1.94m) Radiator, double glazed window to the front overlooking fields.

Bathroom: 7' 5" x 6' 0" (2.27m x 1.82m) Vertical ladder radiator, recently fitted modern three piece suite incorporating a WC, vanity unit with inset sink, "P" shaped bath with mixer tap and shower above, tiled floor and walls, double glazed frosted window to the rear.

Garage: 16' 10" x 9' 3" (5.14m x 2.83m) Detached brick built garage with slate roof and double glazed windows and door to the side, with up and over garage door to the front.

Externally: To the front of the property there is a well manicured lawn with flowerbeds surrounding and driveway parking for approximately four cars leading to the detached brick built garage at the rear. The rear garden isn't overlooked to the rear and is quite extensive, having a lawn, with bordering flowerbeds which stretches back to open fields.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold, 999 years from 25 March 1934

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2034

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

