



Floor Plan

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WITHINS LANE, BRIGHTMET, BL2 5DZ



- Three bedroom true bungalow
- Detached garage and gated driveway
- Requires renovation to fulfil potential
- Garden areas to front, side and rear
- Sold with no further upward chain delay line
- Modern gas Combi C.H boiler
- Generous gardens 01.2 of an acre
- Attention investors, builders, speculators



£160,000

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An extended three bedroom semi detached true bungalow requiring a scheme of refurbishment works to totally fulfil its potential. This is perhaps an ideal opportunity to update and improve to your own tastes and specifications. The bungalow is positioned in a consistently popular residential area with excellent amenities nearby, including, beautiful countryside which is ideal to explore on foot or bicycle. The accommodation briefly comprises: entrance vestibule, hallway, lounge/diner, kitchen, three bedrooms and a bathroom suite. There are garden areas to the front, side and rear, and in addition there is a detached garage served by a gated driveway. There is a modern style gas combination central heating boiler, double glazed windows and the property is sold with no further upward chain delay, though a sale cannot complete until the probate application has been completed, this has been applied for. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule: 3' 0" x 3' 0" (0.91m x 0.91m) Double glazed entrance door, double glazed windows to the side and above the door, ceramic floor tiling, door into the reception hallway.

Reception hallway: 5' 11" x 3' 6" (1.813m x 1.055m) Radiator, built-in storage space containing The Vaillant gas combination central heating boiler and the fuse box.

Lounge/dining room: 19' 9" x 13' 7" (6.008m x 4.130m) Measured at maximum points. Double glazed window to the side and double glazed bay window, two radiators.

Kitchen: 8' 10" x 9' 8" (2.697m x 2.955m) Fitted with basic drawers, and wall cabinets, stainless steel sink and drainer, double glazed window, double glazed door, radiator.

Hallway: 6' 4" x 2' 10" (1.942m x 0.87m) Radiator.

Bedroom 1: 13' 4" x 12' 1" (4.054m x 3.681m) Double glazed window, fitted wardrobes, damage to the wall and the ceiling.

Bedroom 2: 15' 10" x 6' 6" (4.834m x 1.971m) Double glazed window overlooking the rear garden, radiator, built-in wardrobes.

Bedroom 3: 12' 6" x 9' 10" (3.816m x 3.001m) Double glazed window overlooking the garden and side double glazed window with an aspect towards the garage, radiator.

Bathroom: 6' 6" x 6' 6" (1.973m x 1.983m) Three piece bathroom suite comprising: WC, pedestal wash hand basin and bath, radiator, double glazed window, ceramic wall tiling.

Garage: There is a new detached single garage served by a gated driveway providing private off-road car parking.

Plot size: The overall plot size extends to around 0.12 of an acre.

Gardens: To the front of the property there are lawn garden areas set behind mature shrubs and small trees which enhances the privacy. The garden areas extend to the side behind the garage and in turn to the rear of the property with a lawn area and patio space.

Chain details: The property is offered for sale with no further upward chain delay.

Tenure: Cardwells Estate Agents Bolton, premarketing research indicates that the property is Leasehold, enjoying a term of 990 years from July 1955. The ground rent is £6 per annum.

Bolton council tax: The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is B rated, this is at an annual cost of around £1,524 based on 2023 figures.

Conservation area: Cardwells Estate Agents Bolton, pre-marketing research indicates that the property is not set within a conservation area.

Flood risk information: Cardwells Estate Agents Bolton pre-marketing research indicates that the home is in a position which is regarded as having a "very low" risk of flooding.

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.

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

