



Floor Plan

Independent Estate Agents
Cardwells Est. 1982

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BEECH CLOSE, BRADSHAW, BL2 3EB



- Semi detached true bungalow
- No upward chain involved
- Quiet cul-de-sac position
- Good local amenities
- 1-2 bedrooms, conservatory
- Lovely gardens, driveway & garage
- Double glazed & gas central heating
- Viewing recommended



Offers Over £250,000

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
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Incorporating: Wright Dickson & Catlow, WDC Estates



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'No upward chain involved' Cardwells are pleased to offer for sale this semi-detached true bungalow, situated in a quiet cul-de-sac position, close to excellent amenities and transport links. Harwood Village and Bromley Cross are within close proximity which have an array of good local shops, restaurants and medical centres. The property is well presented and offers excellent scope for cosmetic improvements. Viewing is highly recommended through Cardwell's estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk. The accommodation briefly comprises Entrance hall, lounge, inner hallway, kitchen, bedroom, dining room/bedroom, bathroom and a double glazed conservatory. Outside, there are lovely gardens to the front and rear along with a paved driveway which leads to a single garage with an electronically operated up and over. The property also benefits from double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC front door with a frosted double glazed window aside.

Entrance hall: Radiator, built-in storage cupboard.

Lounge: 17' 0" x 11' 3" (5.18m x 3.43m) u3PVC double glazed window front aspect, 2 radiators, tiled fireplace, coving to the ceiling.

Inner hallway: Access to the loft, the loft is partially boarded and utilised for storage.

Kitchen: 8' 8" x 15' 0" (2.64m x 4.57m) Double glazed window and door side aspect fitted wall and base units with work top surfaces, tiled splashbacks, stainless steel sink unit, built-in oven, electric hob, extractor hood above, space for a washing machine, space for a fridge freezer, radiator.

Dining room/bedroom: 8' 9" x 8' 6" (2.66m x 2.59m) Double glazed sliding door, conservatory aspect, radiator.

Bedroom 1: 12' 0" x 11' 3" (3.65m x 3.43m) uPVC double glazed window rear aspect, radiator below, fitted wardrobes incorporating drawers and a dressing table unit.

Bathroom: 6' 3" x 5' 6" (1.90m x 1.68m) uPVC frosted double glazed windows side aspect, white suite comprising, enclosed bath with mixer tap and a shower above, wash basin with mixer tap, close coupled WC, tiling to the walls, chrome plated radiator.

Conservatory: 10' 0" x 6' 10" (3.05m x 2.08m) The conservatory is of brick construction with the rest being uPVC double glazed with twin opening doors rear garden aspect, tiled floor, electric heater.

Outside: There is a delightful garden which is mainly gravelled with feature tree and plants displays. A paved driveway leads along the side elevation to a single garage with an electronically operated up and over door. Rear There is a paved garden with mature raised beds. A gate gives access to the side elevation.

Viewings: All viewings are by advance 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 3 December 1965

Council tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £1909

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.

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 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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