



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 claims 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 survey must only refer to its own inspection(s). Powered by www.tripadvisor.co.uk

**DOVEDALE ROAD, BRIGHTMET, BL2 5HS**



- No onward chain
- Semi detached family home
- Stunning landscaped rear garden
- Not overlooked to the rear
- Three bedrooms
- Two reception rooms
- Bathroom/wet room
- Driveway and garage parking



**£230,000**

**BOLTON**

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**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this good sized semi detached family home located within Breightmet Bolton. The property is located close to many local amenities with Breightmet Business Park and Medical Centre being only a short drive away. The property is handy for those who need to commute to either Bolton or Bury town centres with Radcliffe and the metrolink located within approximately 4 miles. Internally the accommodation comprises an entrance hallway, lounge, dining room and kitchen to the ground floor with three good sized bedrooms and a bathroom/wet room to the first floor. Externally there is block paved driveway parking for multiple vehicles leading to the garage at the front. The rear of the property has been landscaped and has three designated patio areas with a well manicured rear lawn with mature borders surrounding, space for shed and not overlooked to the rear. 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.

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

**Porch:** Double glazed porch with tiled floor and door to the entrance hallway.

**Hallway:** Radiator, under stairs storage, stairs to the first floor.

**Lounge:** 13' 4" x 11' 6" (4.06m x 3.51m) Double glazed window to the front, radiator, gas fire and surround.

**Dining Room:** 11' 1" x 10' 6" (3.37m x 3.20m) Radiator, double glazed sliding patio doors to the rear, gas fire.

**Kitchen:** 14' 6" x 6' 11" (4.41m x 2.10m) Suspended ceiling with lighting, dual aspect double glazed windows to the side and the rear overlooking the garden, double glazed door to the side, radiator, range of fitted wall and base units with integrated gas hob, electric oven, 1 1/2 stainless steel sink with mixer tap and drainer, tiled splashback to the walls and tiled floor, space for a washing machine and fridge freezer.

**Landing:** Double glazed window to the side.

**Bedroom 1:** 13' 4" x 9' 11" (4.06m x 3.02m) Double glazed window to the front, radiator, fitted wardrobes.

**Bedroom 2:** 11' 2" x 9' 10" (3.40m x 3.00m) Double glazed window overlooking the garden to the rear, radiator, fitted wardrobes and dresser.

**Bedroom 3:** 8' 0" x 7' 8" (2.43m x 2.33m) Double glazed window to the front, radiator, laminate effect flooring, fitted wardrobes.

**Bathroom:** 7' 7" x 7' 5" (2.30m x 2.27m) Bathroom has now been turned into a wet room and comprises a WC, wash hand basin, electric shower, radiator, extractor fan, storage cupboard, two double glazed windows to the side, tiled walls.

**Externally:** To the front of the property there is block paved driveway parking for multiple vehicles leading to the garage. The rear of the property has been landscaped and has three designated patio areas with a well manicured rear lawn with mature borders surrounding, space for shed and not overlooked to the rear.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold.

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

**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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