

FORTON AVENUE, BRIGHTMET, BL2 6JE



- No onward chain
- In need of modernisation
- Semi detached home
- Two bedrooms
- Front and rear gardens
- Close to amenities
- Double glazing
- Gas central heating



£140,000

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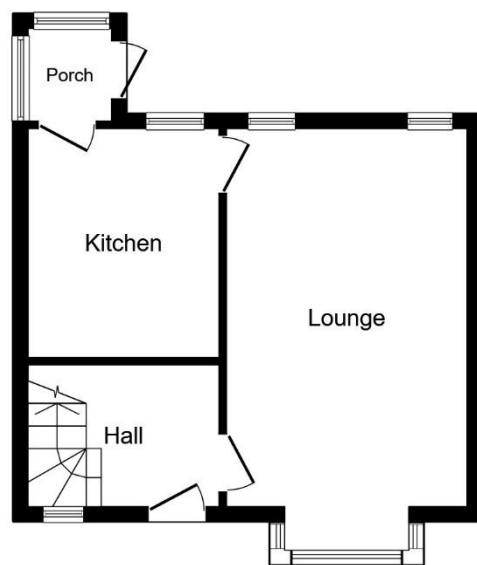
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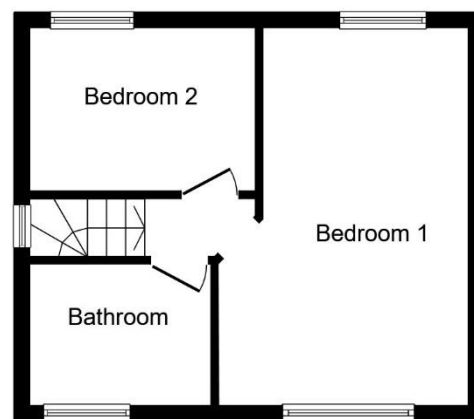
Incorporating: Wright Dickson & Catlow, WDC Estates



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Ground Floor



First Floor

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). Powered by www.Propertybox.io

Offered for sale with no onward chain is this semi detached home situated on a quiet road within Brightmet, Bolton. The property is located close to many local amenities at Brightmet Business Park with Brightmet Medical Centre being a short distance away. Internally the accommodation comprises an entrance hallway, lounge/dining room and kitchen to the ground floor with two good sized bedrooms and a bathroom to the first floor. Externally there is gated access to a flagged pathway which leads around a lawned garden with mature borders to the front door. The rear of the property is a low maintenance flagged rear garden with borders to the sides and the rear, space for a shed and a gate leading to the front of the property. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, radiator, double glazed window to the front, stairs to the first floor.

Lounge/diner: Ceiling light point, radiator, double glazed bay window to the front and double glazed windows to the rear, wall mounted gas fire.

Kitchen: 10' 4" x 8' 8" (3.15m x 2.63m) Ceiling light points, radiator, double glazed window to the rear, wall and base units with space for an electric cooker, fridge freezer, washing machine, stainless steel sink with mixer tap and drainer, tiled splashback to the walls, door to the rear porch.

Porch: 4' 2" x 3' 9" (1.28m x 1.15m) Ceiling light point, double glazed windows, door leading to the rear garden.

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

Bedroom 1: 17' 1" x 11' 7" max (5.20m x 3.54m) Ceiling light point, radiator, dual aspect double glazed windows to the front and the rear.

Bedroom 2: 10' 2" x 7' 6" (3.11m x 2.29m) Ceiling light point, double glazed window to the rear, radiator, wall mounted boiler.

Bathroom: 8' 0" x 6' 2" (2.43m x 1.89m) Ceiling light point, storage cupboard, three piece suite incorporating a WC, panelled bath, wash hand basin, double glazed window to the front with tiled walls.

Externally: To the front of the property, there is gated access to a flagged pathway which leads round a lawn garden with mature borders to the front door. The rear of the property is a low maintenance flagged rear garden with borders to the sides and the rear, space for a shed and a gate leading to the front of the property.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Tenure: Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 January 1923

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1670

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

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