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KILBRIDE AVENUE, BRIGHTMET, BL2 6UQ



- Detached family home
- Extended 4 bedrooms
- No upward chain involved
- Cul-de-sac position
- Updating required
- Open plan lounge/ dining room
- Conservatory, guest WC
- Viewing recommended



£289,950

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Offered for sale with no upward chain! A spacious detached family home, situated in a very popular location, in a quiet cul-de-sac. The property has been extended creating a fourth bedroom and could be extended further, subject to planning permission. It is fair to say that the property would benefit from modernisation, offering excellent potential. The area is well served with good schools shops and easy access to Bolton and Bury town centres. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The spacious accommodation briefly comprises; Entrance hall, (lounge dining room, kitchen, double glazed conservatory and a guest WC. Upstairs there are four bedrooms and a bathroom. Outside there are gardens to the front and rear along with a driveway which provides ample off-street parking leading to a single integral garage with an up and over door. The property also benefits from double glazing to the majority and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door with matching windows aside

Entrance hall: Radiator, enclosed staircase to the landing.

Open plan lounge dining room: 21' 5" x 14' 10" (6.52m x 4.52m)

Lounge area: Double glazed window front aspect, radiator below, gas fire mounted on a marble hearth, built in under stairs storage cupboard.

Dining area: Radiator, uPVC double glazed doors conservatory aspect.

Conservatory: 10' 6" x 8' 4" (3.20m x 2.54m) The conservatory is of brick construction with rest being uPVC double glazed, tiled floor.

Kitchen: 9' 10" x 9' 1" (2.99m x 2.77m) Double glazed window rear garden aspect, modern fitted wall and base units with complementary worktop surfaces and tiled splashbacks, sink unit with mixer tap, built-in oven, gas burner hob, concealed extractor hood above, space for a fridge, tiled floor, wall mounted electric heater. A door leads to the rear porch

Rear porch: Tiled floor, uPVC door rear garden aspect, integral door to the garage.

WC room: Frosted glazed window rear aspect, close coupled WC, wash basin, quarry tiled floor.

Landing: Access to the loft, doors lead to

Bedroom 1: 11' 2" x 10' 4" (3.40m x 3.15m) Double glazed window front aspect, radiator below, fitted wardrobes with overhead storage cupboards and matching drawers.

Bedroom 2: 10' 3" x 9' 6" (3.12m x 2.89m) Double glazed window rear garden aspect, radiator below, fitted wardrobes with overhead storage cupboards and a matching dressing table unit.

Bedroom 3: 17' 1" x 7' 10" (5.20m x 2.39m) Two double glazed windows front and rear aspect, radiator, wall mounted electric heater, fitted storage cupboard.

Bedroom 4: 7' 4" x 8' 3" (2.23m x 2.51m) Double glazed window rear aspect, radiator below.

Bathroom: 8' 2" x 7' 0" (2.49m x 2.13m) Frosted double glazed window front aspect, enclosed bath with a shower above, close coupled WC, wash basin with mixer tap, tiled floor, tiling to the walls, radiator, fitted airing cupboard, inset spotlights to the ceiling.

Garden: To the front, there is a driveway which is partially block paved with a raised laid to lawn garden aside which is well stocked with trees and plant displays. The driveway leads to an integral garage with an up and over door. A gate gives access along the side elevation leading to, Rear garden There is a generous sized garden which is main lawn with tree and plant borders. The remainder is gravelled.

Parking: Driveway parking

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 1 July 1976

Council tax: Cardwells estate agents Bolton research shows the property is band D, annual charges of £2147

Flood risk information: Cardwells estate agents Bolton research shows the property is in a 'no risk' flood area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

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