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SLIMBRIDGE CLOSE, BRIGHTMET, BL2 5NT



- Three bedroom detached
- Modern kitchen
- Cul de sac position
- Popular and convenient location
- New bathroom
- Two reception rooms
- Ideal family home
- Garage and generous size garden



Offers in Excess of £264,000

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

T: 01204 381 281

E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered in England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.



A three bedroom detached house for sale, in a very popular and convenient location. This spacious property is within a quiet cul-de-sac, close to good local amenities, including schools, shops and transport links. Our vendor has updated the property in recent years providing a lovely modern family home. The accommodation briefly comprises entrance hall, guest WC, lounge, separate dining room and a fitted kitchen. Upstairs there are three bedrooms and a new bathroom which has been fully refurbished to a high standard. Outside, there are gardens to the front and rear along with a driveway which leads to a single attached garage with an up and over door. The property also benefits from UPVC double glazing and gas central heating. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: UPVC double glazed front door leading to the entrance hall with a radiator, staircase to the landing.

Guest Wc: UPVC frosted double glazed window to the front aspect, close coupled WC, wash hand basin with mixer tap, radiator, part tiling to the walls.

Lounge: 14' 10" x 10' 10" (4.52m x 3.30m) UPVC double glazed window to the front aspect, radiator below, part panelling to the walls.

Dining Room: 10' 10" x 10' 3" (3.30m x 3.12m) UPVC double glazed sliding door to the rear garden aspect, radiator.

Kitchen: 9' 5" x 14' 4" (2.87m x 4.37m) 2 UPVC double glazed windows and door to the garden aspects, range of modern fitted wall and base units with complementary work surfaces and tiled splashbacks, built in oven and grill, built in microwave oven, integrated dishwasher and washing machine, stainless steel sink unit with mixer tap, radiator, part tiling to the walls, space for an American style fridge freezer.

Landing: UPVC frosted double glazed window to the side aspect, access to the loft, fitted storage cupboard, doors lead to:

Bedroom One: 14' 8" x 10' 8" (4.47m x 3.25m) UPVC double glazed window to the front aspect, radiator below.

Bedroom Two: 12' 8" x 10' 8" (3.86m x 3.25m) UPVC double glazed window to the rear aspect, radiator below.

Bedroom Three: 9' 3" x 7' 2" (2.82m x 2.18m) UPVC double glazed window to the front aspect, radiator below.

Bathroom: 6' 8" x 6' 5" (2.03m x 1.95m) Fully refurbished bathroom with UPVC frosted double glazed window to the rear aspect, bath with a shower above, close coupled WC, wash hand basin.

Outside: There is an open plan laid to lawn garden. A driveway provides off street parking which leads to an attached single garage with an up and over door. There is a generous sized mature rear garden which is mainly laid to lawn with a paved patio.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 July 1978

Council Tax: 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.

ConservationArea: Conservation area: 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.

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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