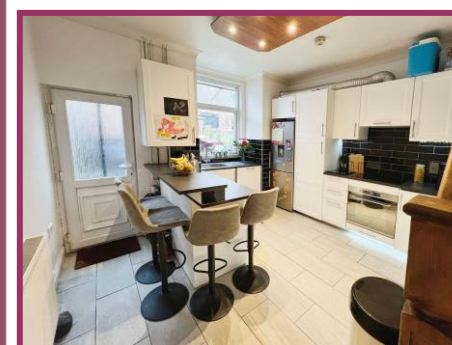


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**BROOKFIELD STREET, BOLTON, BL2 6AE**



- Superbly presented 2 bedroom terraced
- Pleasant and convenient location
- Open aspect to front
- Gas combi C.H, uPVC double glazed, alarm
- Prof ftd kitchen, breakfast bar
- Luxurious bathroom, glass shower cubicle
- Astroturf patio/gazebo
- Easy parking



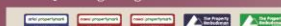
**£145,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Ideal for first time buyer or easy renter. This is a most attractive two bedroom terraced house situated in an enviable residential location off Hypatia Street/Bury New Road, with easy access to the town centre and motorway networks, enjoying a very pleasant open aspect to the front. The property is presented to a high standard and all viewers are sure to be impressed with the professionally fitted kitchen and the fabulous bathroom which features a modern white bath suite plus an oversize glass shower cubicle enhanced by some gorgeous tiling. Please watch the viewing video and for viewings contact Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Integral porch:** Composite entrance door.

**Lounge:** 13' 11" x 14' 0" (4.25m x 4.26m) Feature fireplace (chimney is capped off so gas fire can not work). uPVC, uPVC double glazed window, vertical blinds, laminate flooring, radiator and cover.

**Kitchen diner:** 12' 1" x 13' 11" (3.69m x 4.25m) Professionally fitted with a comprehensive range of satin white cabinets. Inset stainless steel sink, bay window, base cupboards, drawers and ample worktop space. Larder cupboard and matching breakfast bar and wall cabinets. Built in fan oven and ceramic hob with extractor over. Beautiful tiling to walls and floor, Open plan design with stairs off, Worcester Bosch gas combi boiler, plumbing for automatic washing machine, feature lighting/spot lights to ceiling, radiator, uPVC double glazed window and rear entrance door.

**Landing:** 5' 0" x 7' 9" (1.52m x 2.37m) Ballustraded.

**Bedroom 1:** 11' 6" x 14' 0" (3.5m x 4.26m) Laminate flooring, 2 uPVC double glazed windows and vertical blinds, radiator.

**Bedroom 2:** 13' 6" x 6' 9" (4.12m x 2.07m) uPVC double glazed window, radiator.

**Bathroom:** 8' 11" x 6' 11" (2.71m x 2.10m) A beautiful and rather luxurious bathroom having an oversize glass shower cubicle with thermostatic mixer rain shower above, full size bath, w.c and wash hand basin. Lovely tiling to walls and floor, heated towel rail, uPVC double glazed window, spot lights to ceiling.

**Garden:** Enclosed front garden with low wall and wrought iron balustrading, Astroturf and stone chip pathway. Open aspect to the front. The rear is fully enclosed laid out in Astroturf patio/gravel complete with a fitted gazebo, planters, outside lighting. Open aspect to the rear.

**Parking:** Easy on road parking to the front.

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 980 years from 1 May 1892, we are advised the ground rent is £2 per annum

**Council tax:** Cardwells estate agents Bolton research shows the property is band A annual charges of £1432

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