



FAIRMOUNT AVENUE, BRIGHTMET, BL2 5LB



- Extended Semi detached home
- Accommodation over three levels
- 2 bedrooms & separate home office
- 2 reception rms, gloss white kitchen
- Garage & sizeable privately driveway
- Modern white family shower room
- Superb enclosed rear gardens
- Worcester Combi boiler, uPVC D.G, alarm



£190,000

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

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A superb semi detached property enjoying accommodation over three levels which is superbly presented throughout. Situated in a consistently popular residential location the family sized home is within easy access of popular schools, shops, transport links, restaurants, beautiful local countryside and sporting/leisure clubs. The accommodation has been extended into the loft space with a dormer to the rear and the accommodation now briefly comprises: porch, bay window lounge, dining room with double patio doors out to the rear garden, modern white fitted kitchen, first floor landing, bay window master bedroom, home office room with stairs off to the upper level, modern white three-piece shower room, upper floor landing and second bedroom with built-in storage space. There are wonderful enclosed rear gardens with various patio areas lawn section, BBQ area, and a brick built outhouse. There is also a single garage with electric roller shutter vehicle access door served by a generous driveway providing additional private off-road car parking. The property benefits from double glazing, a Worcester gas combination central heating boiler, a security alarm system and in our opinion all that is on offer can only be fully appreciated via a personal inspection. In the first instance there is a walk-through viewing video available to watch and then a private 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 porch: 9' 3" x 2' 2" (2.821m x 0.664m) 2 uPVC windows, quality double glazed entrance door.

Living room: 13' 3" x 12' 11" (4.032m x 3.935m) Measured at maximum points into the uPVC bay window complete with fitted blinds, matching wall lights, radiator feature fireplace with inset living flame gas.

Dining room: 13' 9" x 13' 2" (4.199m x 4.011m) uPVC double doors which are out onto the rear garden with uPVC window above, quality flooring, radiator, spindle staircase off to the first floor, door off to the kitchen.

Kitchen: 10' 11" x 7' 11" (3.316m x 2.417m) A quality professionally fitted kitchen with an excellent range of gloss white finish: drawers, base and wall cabinets, oven/grill, sink and drainer with mixer tap over, gas hob with extractor over, 2 uPVC windows, uPVC double glazed door off to the rear garden, wall mounted Worcester gas combination central heating boiler, inset ceiling spot lighting.

First floor landing: 5' 8" x 3' 8" (1.718m x 1.120m)

Bedroom 1: 13' 3" x 12' 11" (4.042m x 3.935m) Measured at maximum points into the uPVC bay window which is complete with fitted blinds, professionally fitted bedroom furniture with gloss white doors and stylishly contrasting handles providing an abundance of built-in wardrobe/storage space, and bridging cabinets, radiator, coved ceiling.

Home office: 13' 1" x 7' 10" (3.979m x 2.379m) uPVC window to the rear enjoying the aspect over the garden, fitted blinds, radiator, quality timber flooring, inset spot lighting, stairs off to the upper floor.

Upper floor landing: 2' 6" x 2' 7" (0.75m x 0.78m) Carpeting, spindle stairs off from the home office, neutral decorations, door into bedroom two.

Bedroom 2: 11' 1" x 9' 11" (3.373m x 3.014m) uPVC window to the rear which enjoys the farm reaching views and over the back garden, radiator, inset ceiling spot lighting, two access points to built-in storage space.

Rear garden: The rear garden is a generous size enjoying patio space access from both the dining room and the kitchen, a few shallow steps down to the lower level of the garden which enjoys two shaped lawn areas and an additional 2/3 patio areas one of which contains a outdoor barbecue and water feature. There is a brick built storage outhouse/shed, external lighting etc.

Garage: There is a garage with an electrically remote operated roller shutter vehicle access door to the front with uPVC double glazed windows and pedestrian door accessed from the garden. The garage is served by a private driveway offering excellent additional off-road parking space space.

Tenure: Cardwells Estate Agents Bolton pre-marketing research showed that the property is leasehold with a an approximate annual ground rent of around £3.50. 990 years from 1 May 1925

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Bolton council tax: The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is B at an annual cost of around £1,670 per annum.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as

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