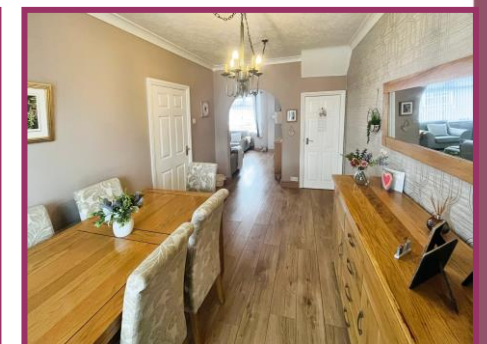


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**RANNOCH ROAD, BRIGHTMET, BL2 6LY**



- Semi detached family home
- Three good sized bedrooms
- Lounge, dining room and conservatory
- Front and rear gardens
- Driveway and garage parking
- Short drive to Bolton and Bury
- Great for commuting
- Close to local schools and amenities



**OIRO £225,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Beautifully presented semi detached family home located within the Brightmet area of Bolton. The property is situated on a quiet road within an estate and is ideally located for many local amenities within the area including Brightmet Medical Centre, a retail park, local schools and within a short drive of both Bolton and Bury town centres with the Radcliffe Metrolink located within a few miles. The accommodation comprises a porch, entrance hallway, lounge, dining room, conservatory, kitchen and bathroom to the ground floor with three good sized bedrooms, two of which are double rooms, to the first floor. Externally there is concrete imprinted driveway parking leading to a single garage and a concrete imprinted path leads to the porch. The garden is lawned with borders surrounding at the front. At the rear of the property there is a flagged patio area with a gate leading to the front of the property and also a door leading into the single garage which has electrics. The decking area is well placed to take advantage of the double doors leading from the conservatory from a decking area. We have a low maintenance gravel area where there's space for a table and chairs and a lawned garden with low maintenance borders to the rear and a flowerbed to the left-hand side.

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

**Porch:** Wall lamp, tiled floor, door into the hallway.

**Entrance hall:**

**Lounge:** 14' 8" x 12' 0" (4.48m x 3.65m) Ceiling light point, laminate effect flooring, electric fire and surround, double glazed bay window to the front, radiator.

**Dining room:** 14' 7" x 8' 6" (4.44m x 2.59m) Ceiling light point, radiator, laminate effect flooring, under stairs storage, double glazed sliding patio doors leading to the conservatory.

**Conservatory:** 13' 8" x 8' 6" (4.16m x 2.60m) Ceiling light point, laminate effect flooring, double glazed windows, double glazed French doors leading to the decking area.

**Kitchen:** 8' 7" x 7' 11" (2.61m x 2.41m) Ceiling light point, double glazed window to the rear overlooking the garden, door to the side, radiator, range of fitted wall and base units with integrated extractor fan, electric hob and electric oven, sink with mixer tap and drainer, space for a washing machine and fridge/freezer, laminate effect flooring, tiled splashback to the walls.

**Bathroom:** 6' 0" x 5' 5" (1.83m x 1.65m) Ceiling light point, wall mounted vertical ladder radiator, double glazed window to the side, extractor fan, three piece suite incorporating a vanity unit with inset sink, wc and wall in shower cubicle.

**Landing:** Ceiling light point.

**Bedroom 1:** 14' 9" x 12' 0" (4.50m x 3.65m) Ceiling light point, loft access, dual aspect double glazed windows to the front and the side, radiator, laminate effect flooring, storage cupboard.

**Bedroom 2:** 10' 1" x 10' 0" (3.07m x 3.06m) Ceiling light point, radiator, laminate effect flooring, double glazed window overlooking the garden.

**Bedroom 3:** 7' 3" x 7' 2" (2.22m x 2.18m) Ceiling light point, laminate effect flooring, radiator, double glazed window overlooking the garden.

**Externally:** To the front of the property there is concrete imprinted driveway parking leading to a single garage and a concrete imprinted path leads to the porch. The garden is lawned with borders surrounding. At the rear of the property there is a flagged patio area with a gate leading to the front of the property and also a door leading into the single garage which has electrics. The decking area is well placed to take advantage of the double doors leading from the conservatory from a decking area. We have a low maintenance gravel area where there's space for a table and chairs and a lawned garden with low maintenance borders to the rear and a flowerbed to the left-hand side.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 1000 years from 13 April 1960, we are advised the ground rent is £7 per year

**Council tax:** Cardwells estate agents Bolton research shows the property is band B

**Flood risk information:** 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.

**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.

**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 being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

