



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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**BEECH CLOSE, BRADSHAW, BOLTON
BL2 3EB**



- Two bedroom bungalow
- Quiet cul de sac location
- Close to Jumbles, Rigby's & Train station
- Ideal to update to taste and spec
- Gardens front and rear
- Garage & large driveway parking
- Vaillant gas ch boiler
- No upward chain delay



£200,000

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Positioned in a quiet cul-de-sac location with little passing traffic, is this two bedroom semi detached bungalow which is offered for sale with early vacant possession and no further upward chain delay. The location is superb with the cul-de-sac being just off Rigby Lane, meaning The Jumbles reservoir, "The Rigbys" and other beautiful local countryside is just a short walk or cycle ride away. Both Turton High School and Canon Slade are within walking distance as are the shops, restaurants, cafés, and sports clubs and facilities of Bromley Cross, Bradshaw and Harwood. Importantly, Bromley Cross railway station is within walking distance and this directly serves: Manchester, Salford, Bolton and Blackburn. It is fair to point out that the property could benefit from some internal cosmetic updating to totally fulfil its potential, therefore this may be an ideal opportunity to improve and update your next home to your own taste and specifications. The accommodation on offer briefly comprises: entrance hallway, lounge/diner, fitted kitchen, two good bedrooms and a three-piece shower room suite. Externally there is a single garage served by a sizable driveway providing additional private off-road car parking space, a pretty front garden and an enclosed rear garden. The bungalow benefits from the majority being UPVC double glazed, a Vaillant gas combination central heating boiler and importantly is sold with early vacant possession and no further upward chain delay. There really is superb potential and viewing is highly recommended. In the first instance a walk-through viewing video is available to watch and then a personal viewing appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway 8' 5" x 3' 5" (2.554m x 1.042m) Measured at maximum point into the built-in storage space which contains the Vaillant gas combination central heating boiler and the RCD fuse box, water stop tap, electric meter and water meter. Within the hallway is a radiator, single glazed window to the front and single glazed entrance door.

Living Room 17' 0" x 11' 8" (5.184m x 3.550m) UPVC window to the front, radiator, tiled fireplace, fitted blinds.

Inner Hallway 6' 2" x 2' 7" (1.880m x 0.791m) Loft access point.

Kitchen 10' 0" x 8' 5" (3.041m x 2.553m) A fitted kitchen with an excellent range of matching: drawers, base and wall cabinets complete with built in oven/grill, gas hob with extractor over, stainless steel sink and drainer with mixer tap over, Freestanding fridge and freezer, freestanding washing machine, new PVC window to the side with fitted blinds, new PVC side entrance door, radiator, ceramic wall tiling around the sink.

Bedroom One 11' 10" x 11' 5" (3.607m x 3.486m) UPVC window overlooking the rear garden, radiator, neutral decorations.

Bedroom Two 8' 8" x 8' 7" (2.645m x 2.614m) UPVC window to the rear, radiator, neutral decorations

Shower Room 6' 1" x 5' 5" (1.866m x 1.650m) A three-piece shower room suite comprising: pedestal wash hand basin, WC and corner shower enclosure, radiator/towel rail, UPVC window to the side, ceramic wall tiling.

Plot Size The overall approximate plot size is around 0.05 of an acre.

Garage and Parking There is a single garage with up and over vehicle access door served by a sizable private driveway offering excellent off-road parking space.

Front Garden Front garden is neatly laid to lawn with shrubs and ornamental trees to the borders.

Rear Garden The rear garden is fully enclosed with mosaic style circular patio, raised flowerbeds and mature trees and shrubs which enhance the privacy.

Tenure Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold enjoying a term of 999 years from 8th November 1965, meaning there is around 940 years remaining. At the time of writing we do not have confirmation of the annual leasehold charge but are advised that it is not thought to be anymore than £15 per annum.

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 C at an approximate annual cost of around £2,008.42 per annum.

Chain Details The property is sold with early vacant possession and no further upward chain delay.

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.

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 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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Arranging a mortgage Cardwells Estate Agents Bolton 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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