



Ground Floor

First Floor

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SLIMBRIDGE CLOSE, BRIGHTMET, BL2 5NT



- 3 bedroom semi detached
- No upward chain involved
- Cul-de-sac position
- Lounge, kitchen breakfast room
- Double glazed conservatory
- Some cosmetic updating required
- Ideal family home or 1st time purchase
- Close to good amenities



£194,950

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Offered for sale with 'no upward chain involved' this three bedroom semi-detached house, tucked away at the bottom of a cul-de-sac. The property is ideally situated, close to shops schools and transport links, with easy access to Bolton and Bury town Centres. This would make an ideal first time purchase or family home, with some cosmetic updating required. The accommodation briefly comprises entrance porch, hall, lounge, kitchen breakfast room and a conservatory. Upstairs there are three bedrooms and a shower room. Outside there are gardens to the front and rear, along with a driveway for off-street parking. The property also benefits from UPVC double glazing to the majority 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 Porch: Tiled floor UPVC double glazed front door leading to:

Hallway: Radiator, staircase to the landing.

Lounge: 14' 6" x 12' 6" (4.42m x 3.81m) UPVC double glazed window to the front aspect, radiator below, feature marble fireplace incorporating living flame gas fire wooden surround, dado rail, coving to the ceiling, built in under stairs storage cupboard.

Kitchen breakfast room: 8' 10" x 15' 9" (2.69m x 4.80m) UPVC double glazed window to the conservatory aspect, range of fitted wall and base units with worktop surfaces and splashbacks, sink unit with mixer tap, built in oven, space for a washing machine and a tumble dryer, space for an American style fridge freezer, tiled floor, radiator, breakfast bar. UPVC double glazed doors lead to,

Conservatory: 9' 4" x 13' 4" (2.84m x 4.06m) Brick construction UPVC double glazed windows and French doors leading out onto the rear garden, radiator.

Landing: UPVC double glazed window to the side aspect, access to the loft, doors lead to:

Bedroom One: 12' 7" x 9' 1" (3.83m x 2.77m) UPVC double glazed window to the front aspect, fitted wardrobes, with overhead storage cupboards, radiator.

Bedroom Two: 9' 9" x 9' 1" (2.97m x 2.77m) UPVC double glazed window to the rear aspect, radiator below.

Bedroom Three: 9' 8" x 6' 6" (2.94m x 1.98m) UPVC double glazed window to the front aspect, radiator below.

Shower Room: 5' 5" x 6' 4" (1.65m x 1.93m) UPVC frosted double glazed window to the rear aspect, shower cubicle, close coupled WC, wash hand basin with mixer tap inset to a vanity unit, chrome plated towel rail, extractor fan, inset spotlights to the ceiling.

Outside: There is a laid to lawn front garden and a paved area. A driveway provides off-street parking leading along the side elevation. Enclosed paved rear garden with a wooden storage shed.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1670

Flood Risk: 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.

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.

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