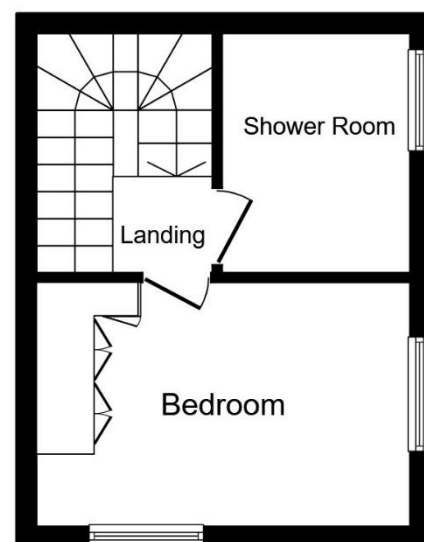
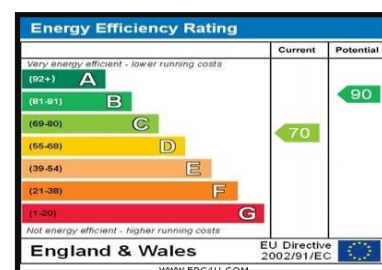


Ground Floor



First Floor

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](http://www.propertybox.io)



Independent Estate Agents  
**Cardwells**  
Est. 1982

Independent Estate Agents  
**Cardwells**  
www.cardwells.co.uk

**TETBURY DRIVE, BRIGHTMET, BL2 5NR**



- One bedroom house
- Popular & convenient location
- Ideal 1st time purchase
- Possible rental investment
- Excellent local amenities
- Good transport links
- Easy access to Bolton & Bury
- Driveway & garden/yard



**£119,950**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered in England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.





Cardwells are pleased to offer for sale this one bedroom house, situated in a very popular and convenient location. The property would make an ideal first time purchase, or as a possible 'buy to let' investment. The location is within close proximity to excellent amenities, including shops supermarkets and has easy access to Bury and Bolton. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The accommodation briefly comprises, Entrance hall, plan lounge dining room and a kitchen. Upstairs there is a double bedroom and a modern shower room. Outside there is a generous size driveway and an enclosed paved yard. The property also benefits from UPVC double glazing and gas central heating.

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

**Entrance Hallway:** UPVC double glazed front door leading to entrance hall with built in storage room, UPVC double glazed door leading to:

**Lounge:** 16' 10" x 12' 9" (5.13m x 3.88m) UPVC double glazed sliding patio door to the rear aspect, radiator, open staircase to the landing, inset spotlights.

**Kitchen:** 6' 6" x 6' 4" (1.98m x 1.93m) UPVC double glazed window to the rear aspect, range of fitted wall and base units with complementary work surfaces and tiled splashback, stainless steel sink unit with mixer tap, built in oven, inset electric hob, stainless steel extractor hood above, space for a washing machine, integrated fridge freezer, tiled floor, inset spotlights to the ceiling.

**Landing:** Access to the loft, doors lead to:

**Bedroom:** UPVC double glazed windows, dual aspect, fitted wardrobes and drawers, radiator, inset spotlights to the ceiling.

**Shower room:** 8' 1" x 6' 5" (2.46m x 1.95m) UPVC frosted double glazed window to the front aspect, modern white suite comprising, shower cubicle, wash basin, with mixer tap, close coupled WC, tiled floor, part tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling, extractor fan.

**Bedroom:** 8' 4" x 12' 9" (2.54m x 3.88m)

**Outside:** There is a paved driveway which provides ample off street parking and enclosed paved rear garden.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 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 A annual charges of £1511

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**Thinking of selling or letting:** 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)

**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

