


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	65	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England and Wales		EU Directive 2002/91/EC 
www.EPC4U.COM		



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LONG LANE, BRIGHTMET, BL2 6EU



- Bay fronted semi detached
- Views of Leverhulme park
- Ideal family home 3 bedrooms
- Lounge/dining room
- Double glazed conservatory
- Good local amenities
- Easy access to Bolton & Bury
- Viewing recommended



Offers in the Region Of £210,000

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
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Incorporating: Wright Dickson & Catlow, WDC Estates

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A traditional bay fronted, three bedroom semi detached house, with lovely views of Leverhulme Park. The property is an ideal family home close to excellent amenities including schools shops and transport links. Inside you find you will find an entrance porch, hallway, lounge dining room, double glazed conservatory and a kitchen. Upstairs there are three bedrooms a shower room and a separate WC. Outside there are gardens to the front and rear along with a driveway. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed entrance porch

Hallway: uPVC frosted double glaze window from aspects, radiator, stair staircase to the landing, fitted storage cupboard.

Lounge: 21' 3" x 10' 0" (6.47m x 3.05m) uPVC double glazed bay window front aspect, two radiators, feature living flame gas fire coving to the ceiling, uPVC double glazed sliding door leading to conservatory.

Conservatory: 10' 3" x 11' 5" (3.12m x 3.48m) The conservatory is of brick construction with the arrest being uPVC double glazed the sliding door leading out onto the rear garden.

Kitchen: uPVC double glazed windows and door rear and side aspect, range of modern fitted wall and base units with complementary work services and tiled splashback, sink units with mixer tap, space for a washing machine, space for a cooker, radiator, fitted shelving.

From the entrance hall, there is a staircase leading to Landing

Landing: uPVC frosted double glaze window side aspect, access to the loft, doors lead to

Bedroom 1: 12' 0" x 10' 0" (3.65m x 3.05m) uPVC double glazed bay window, fitted wardrobes overhead storage cupboards and bedside drawers, fitted dressing table unit, radiator.

Bedroom 2: 10' 0" x 9' 8" (3.05m x 2.94m) 2 uPVC double glazed window rear aspect, radiator below, fit wardrobes with all storage cupboards and drawers.

Bedroom 3: 7' 7" x 6' 5" (2.31m x 1.95m) uPVC double glaze window from aspects, radiator below, fitted wardrobe with matching drawers.

Shower room: 7' 4" x 4' 7" (2.23m x 1.40m) uPVC frosted double glaze window rear aspect, shower cubicle, wash basin, radiator, tiling to the walls, fitted cupboard, extractor fan, radiator.

WC room: uPVC frosted double glazed window side aspects, close couple WC, tiling into the walls.

Garden: There is a patio area and a gate gives access along the side elevation. There are raised plants beds and a larger than average single garage with an up and over door.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Freehold.

Council tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1763

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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk or visit: 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 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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