



Floor Plan

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HATHERLEIGH WALK, BRIGHTMET, BL2 6TS



- Beautiful two bedroom property
- Recently refurbished throughout
- Beautiful presentation, no upward chain
- Ready to move into, ideal 1st home
- Large private garden to the rear
- New kitchen with integrated appliances
- Stunning bathroom, single garage
- Lovely position, close to countryside



£140,000

BOLTON

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A ground floor beautiful two bedroom property with private generous garden to the rear offered for sale in ready to move into condition and sold with no further upward chain delay. This may make a perfect first home and offers the type of garden space that is more commonly found in a semi detached or detached property. The position is superb with a green area to the front and easy access to explore the local countryside for walks and cycle rides, whilst popular local schools, shops and transport links are all within easy reach as are the town centres of both Bolton and Bury. During the summer of 2025, the property has undergone a comprehensive refurbishment program with accommodation that briefly comprises: reception hallway with two built-in storage areas generous lounge/diner with sliding patio doors off to the rear garden, brand-new professionally fitted kitchen complete with integrated dishwasher, washing machine, fridge/freezer, oven/grill, hob and extractor, two good bedrooms and a stunning three-piece bathroom suite. Externally there is a single garage and most importantly, a superb size garden to the rear with lawn and patio space, ideal for children to play and entertaining alike. The property benefits from gas combination central heating, UPVC double glazing and importantly is sold with no further upward chain delay. If you are looking for a first home a property ready to move straight into, look no further! There really is a great deal to admire a personal viewing is essential to appreciate everything on offer. A viewing 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Floor Area: The overall approximate floor area extends to around five hundred and forty eight square feet / fifty one square metres.

Hallway: 15' 11" x 2' 10" (4.85m x 0.861m) Two built-in storage areas, UPVC window above the entrance door, stylish modern white radiator, thick carpeting.

Lounge/diner: 14' 4" x 10' 9" (4.381m x 3.275m) Sliding UPVC double glazed patio doors which open out onto the rear garden, two feature anthracite radiators, thick carpeting, opens directly into the kitchen .

Kitchen: 8' 11" x 7' 8" (2.713m x 2.335m) A professionally fitted stylish kitchen installed in the summer of 2025 complete with integrated: dishwasher, washing machine, fridge/freezer, oven/grill, electric hob with extractor over and a super range of matching: drawers, base and wall cabinets, concealed main eco-compact gas combination central heating boiler, UPVC window with fitted blinds overlooking the rear garden, stylish floor tiling, complementary modern lighting.

Bedroom One: 12' 1" x 9' 7" (3.678m x 2.930m) New PVC window to the front, fitted blinds, modern radiator, thick carpeting.

Bedroom Two: 8' 7" x 6' 6" (2.610m x 1.987m) UPVC window to the front with fitted blinds, modern radiator, thick carpeting.

Bathroom: A beautiful modern bathroom suite fitted with matching taps and showerhead in modern black matte finish, with a three-piece suite which briefly comprises: wash basin, dual flush WC, bath with both handheld and overhead shower options, fitted glass shower screen and black matching heated towel rail complementary wall and floor coverings.

Outside: The garden for this property is to the rear and is a superb feature of this wonderful home being more than 32ft in length with an excellent lawn area, two patio areas, well stocked borders and mature trees which enhance the privacy.

Garage: There is a single garage, for easy identification the title plan is included, it is the fifth garage on the right as you walk along the garage block from the property.

Chain details: The property is sold with no further upward chain delay.

Tenure: Cardwells Estate Agents Bolton pre-marketing research shows that the property is Leasehold with a remaining term of around 950 years.

Council Tax: The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is A, which is at an approximate annual price of around £1,511.

Energy Performance Certificate (EPC): The energy performance rating is C and the certificate is valid until the 3 March 2032

Conservation area: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Flood Risk Information: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having a “very low” risk of flooding.

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.

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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