



DARWEN ROAD, BROMLEY CROSS, BL7 9JQ



- Beautifully presented stone cottage
- Three bedrooms
- Garage providing off road parking to rear
- Lounge and dining area
- Front garden and enclosed rear yard
- Walking distance to railway station
- Close to many local shops and restaurants
- No onward chain!!



MUST VIEW! Offers Over £210,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this delightful stone terraced cottage, set back from the main road and offering good sized accommodation throughout. One of the benefits this property has is it's own DETACHED GARAGE which is located to the rear of the property and accessed from Darwen Road. The property is located within a few minutes walk from Bromley Cross train station (which directly serves Manchester, Salford, Bolton and Blackburn), Bromley Cross village shops, restaurants and Turton High school. Just a short walk away is the picturesque local countryside including The Jumbles Reservoir and Country Park and The West Pennine Moors. This wonderful home would be ideal for young couples, first time buyers, someone who's looking to downsize and be close to many local amenities or a Buy To Let Landlord as the property has previously rented out at £1000 PCM.

Internally the accommodation comprises a porch, lounge, dining area and kitchen to the ground floor with three bedrooms and a three piece family bathroom to the first floor. Externally the front of the property is set back from Darwen Road and is accessed via a path with a flower bed to one side and a lawn to the other. The rear of the property has a good sized enclosed yard with a gate which leads to a path and the detached single garage, providing that all important off road parking.

In the first instance there is a walk through video to watch but for further information and to arrange a viewing contact Cardwells Estate Agents Bolton seven days a week on 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 4' 3" x 4' 1" (1.30m x 1.24m) Wall lamp, laminate effect flooring, double glazed windows, door leading to the lounge.

Lounge: 14' 6" x 13' 7" (4.41m x 4.13m) Ceiling light point, wall lamps, laminate effect flooring, double glazed window to the front, feature fireplace with space for an electric stove, under stair storage, radiator, stairs leading to the first floor.

Dining area: 10' 10" x 7' 3" (3.29m x 2.21m) Ceiling light point, radiator, open into the kitchen.

Kitchen: 9' 3" x 7' 9" (2.83m x 2.36m) Downlights, double glazed window to the rear, door to the rear, radiator, range of fitted wall and base unit with extractor fan, integrated gas hob and electric oven, space for a washing machine and fridge freezer, one and a half bowl ceramic sink with mixer tap and drainer, tiled splashback to the walls.

Landing: Ceiling light point, loft access, air filtration unit.

Bedroom 1: 13' 7" x 11' 7" (4.13m x 3.53m) Ceiling light point, laminate effect flooring, double glazed window to the front.

Bedroom 2: 10' 7" x 6' 5" (3.23m x 1.95m) Ceiling light point, radiator, storage cupboard housing the wall mounted boiler, double glazed window to the rear, laminate affect flooring.

Bedroom 3: 10' 7" x 6' 7" (3.22m x 2.00m) Ceiling light points, radiator, double glazed window to the rear, laminate effect flooring.

Bathroom: 7' 8" x 5' 6" (2.34m x 1.68m) Ceiling light point, extractor fan, wall mounted vertical ladder radiator, three-piece suite incorporating a WC, pedestal sink, panel bath with shower above, tiled splashback to the walls, laminate effect flooring.

Outside: The property is set back from Darwen Road and is accessed via a path with a flower bed to one side with a lawn on the other. The rear of the property has a good sized enclosed yard with a gate which leads to a path and the detached single garage, providing off road parking.

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 indicates the property is Leasehold, 999 years from 1 May 1785

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

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk 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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