



**BURY NEW ROAD, BRIGHTMET, BL2 6QQ**



- Imposing semi detached
- Sizable gardens with views
- Three bedrooms
- Open plan living area
- Lovely fitted kitchen
- Modern bathroom suite
- No onward chain delays
- Sought after location



**£350,000**

**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  
T: 01204 381 281  
E: 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.



This is a particularly impressive and imposing 1930s three bedroom semi detached property which occupies a prime location on Bury New Road and is well placed for excellent transport access to the larger centres of Bury, Bolton Radcliffe and beyond. A particular feature of this property is the sizable plot which at the front allows for off-road parking, whilst the rear has a teared garden with extensive sections ranging from Indian stone patios to artificial grass garden and further garden area laid to lawn. The accommodation is well presented and briefly comprises entrance porch, hallway, open plan lounge dining area, fitted kitchen, three bedrooms and modern bathroom suite. Early viewing of this property is strongly advised which in the first instance can be via our virtual viewing video, 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](http://www.Cardwells.co.uk).

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

**Entrance Porch:** 6' 3" x 5' 11" (1.91m x 1.8m) Twin oak doors to the front elevation. Double glazed windows to the side elevations. Tiled floor.

**Hallway:** 14' 4" x 6' 7" (4.38m x 2.0m) Stairs lead off to the first floor landing. Under stairs store. Doors through to the living area and kitchen.

**Open plan living area:** 22' 1" x 11' 6" (6.73m x 3.51m) Double glazed bay window to the front elevation. Double glazed bi-fold doors to the rear. Media wall with storage to the dining area. Recess spotlights. Radiator.

**Kitchen:** 18' 4" x 7' 8" (5.6m x 2.33m) Double glazed door to the side elevation. Double glazed windows to the rear and side elevations. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Breakfast bar. Inset sink and drainer. Freestanding five burner cooking range. integrated dishwasher. Space for freestanding washing machine, dishwasher and fridge freezer.

**Landing:** Stairs lead off the hall to the first floor landing. Loft access. Double glazed window to the side elevation.

**Bedroom One:** 11' 4" x 11' 3" (3.46m x 3.42m) Double glazed bay window to the front elevation. Radiator.

**Bedroom Two:** 11' 4" x 10' 10" (3.46m x 3.29m) Double glazed window to the rear elevation. Radiator.

**Bedroom Three:** 6' 7" x 6' 11" (2.0m x 2.1m) Double glazed window to the front elevation. Radiator.

**Bathroom:** 7' 3" x 6' 6" (2.2m x 1.98m) Double glazed window to the rear elevation. Modern suite comprising close coupled WC, wash hand basin onward vanity unit, bath with shower and screen over. Tiled elevations. Tile floor. Heated towel rail.

**Externally:** The front of the property has a concrete and slate chipped driveway providing off-road parking. The rear garden has a particularly sizeable garden being landscaped and tiered, to provide low maintenance sections, with patio and artificial turf, leading onto a further garden area which is laid to lawn. There are extensive Indian stone patios, idea ideal for alfresco dining. The garden is enclosed by timber fence panelling with gated access to the field beyond.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acres.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band C annual charges of £2146

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years (less 10 days) from 25 March 1934

**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](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**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 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 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

