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**CROSSDALE ROAD, BRIGHTMET, BL2 5NE**



- Semi detached true bungalow
- Popular & convenient location
- No upward chain involved
- 3 bedrooms, modern wet room
- Deceptively spacious accommodation
- Mature gardens, garage
- Close to good amenities
- Viewing recommended



**£210,000**

**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

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Offered for sale with 'no upward chain' involved, this lovely three bedroom semi detached true bungalow is situated in a very popular and convenient location. This deceptively spacious property briefly comprises, entrance hall, lounge, wet room, kitchen and three bedrooms. Bedroom two has been used as a dining room. Outside there are delightful gardens to the front and rear along with a driveway which leads to an attached garage. The property is close to local shops, medical Centre and transport links. 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.

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

**Entrance Hall:** UPVC double glazed front door with a matching window aside leading to the hallway with a radiator, dado rail, coving to the ceiling, built in storage cupboard.

**Lounge:** UPVC double glazed window to the front aspect, radiator below, feature marble fireplace incorporating a living flame gas fire with an ornate mantle surround, dado rail, coving and rose to the ceiling.

**Inner Hallway:** Dado rail, access to the loft, doors lead to:

**Kitchen:** UPVC double glazed window and door to the rear garden aspect, range of fitted wall and base units with complementary work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, space for cooker, extractor hood above, space for a washing machine and a fridge freezer, tiled floor, radiator, recess display lighting beneath the wall units.

**Bedroom One:** UPVC double glazed window to the rear garden aspect, radiator below, fitted wardrobes with overhead storage cupboards incorporating drawers.

**Bedroom 2/dining room:** UPVC double glazed window to the rear garden aspect, radiator below, picture rail, coving and rose to the ceiling.

**Bedroom Three:** UPVC double glazed window to the side aspect, fitted wardrobes with overhead storage cupboards.

**Wet Room:** UPVC frosted double glazed window, to the side aspect, close coupled WC, 'Roca' wash hand basin with mixer tap inset to a vanity unit, shower incorporating a 'Grohe' shower unit, radiator, inset spotlights to the ceiling.

**Outside:** There is a mature garden which is mostly laid to lawn, with tree and plants borders. There is a block paved pathway and a block paved driveway which provides off-street parking and leads to a single garage with an electrically operated roller shutter door. A gate gives access along the side elevation. Rear There is a delightful enclosed garden with a paved patio and steps lead down to the main garden. The garden is mostly laid to lawn, with raised tree plants and floral beds.

**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 13 February 1964

**Council tax:** Cardwells estate agents Bolton research indicates the property is band C annual cost of £2015

**Plot size:** Cardwells estate agents Bolton research indicates the property is in approx 0.07 acre.

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

**Conservation area:** Cardwells estate agents Bolton research indicates 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 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 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

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