



BIRTENSHAW CRESCENT, BROMLEY CROSS, BL7 9LU



- No onward chain
- Semi detached true bungalow
- Two double bedrooms
- Low maintenance gardens
- Driveway and garage parking
- Short walk to village and train station
- Three piece shower room
- Close to many local amenities



Offers in the Region Of £230,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
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E: bolton@cardwells.co.uk

BURY

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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this semi detached true bungalow located within the highly sought after area of Bromley Cross in Bolton. The property is well located for the commuter with Bromley Cross train station a short walk away and perfect for local shops and amenities with a shopping precinct again just round the corner. Turton high school, Canon Slade high school, Eagley primary school and St John's primary school are also all with easy reach. Internally the property comprises an entrance hallway, lounge, two double bedrooms, kitchen and three piece shower room. Externally there is gated access to driveway parking which leads all the way down the side of the property to the garage at the rear with a garden area also to the front. The rear of the property has a low maintenance flagged garden with some raised borders and space for his shed. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, storage cupboard with wall mounted boiler and double glazed window to the front.

Lounge: 16' 0" x 11' 5" (4.88m x 3.49m) Wall lamps, coving to the ceiling, gas fire, ceiling light point, double glazed window to the front, radiator.

Inner Hallway: Loft access with the loft being part boarded, air purifying/filtration system, radiator, ceiling light point.

Kitchen: 8' 11" x 7' 6" (2.71m x 2.29m) Double glazed window with Xpelair fan to the side, range of fitted wall and base units with extractor fan, integrated gas hob and double electric oven, space for a washing machine and fridge freezer, stainless steel sink with mixer tap and drainer, tiled splashback to the walls, laminate effect flooring, ceiling light point.

Bedroom One: 11' 10" x 10' 6" (3.60m x 3.20m) Double glazed window to the rear overlooking the garden, fitted wardrobes, radiator, ceiling light point.

Bedroom Two: 12' 0" x 8' 6" (3.65m x 2.59m) Double glazed window to the rear overlooking the garden, storage cupboard, radiator, ceiling light point.

Bathroom: 6' 0" x 5' 6" (1.82m x 1.67m) Downlights, extractor fan, double glazed window to the side, three-piece suite incorporating a WC, vanity unit with inset sink, walk-in shower cubicle, wall mounted vertical ladder radiator, tiled floor and walls.

Externally: To the front of the property there is gated access to driveway parking which leads all the way down the side of the property to the garage at the rear, also to the front there is a garden area. The property has a low maintenance flagged garden with some raised borders and space for his shed.

Plot Size: Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

Flood Risk: 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.

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. A walk through viewing video is available to watch in the first instance.

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 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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