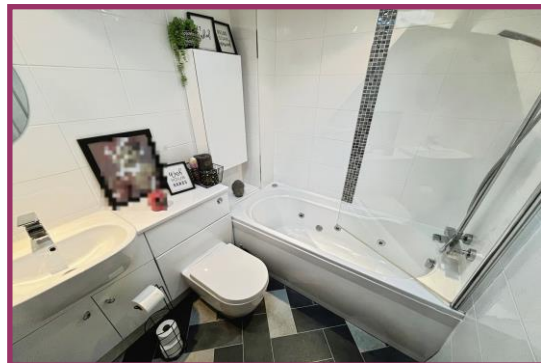


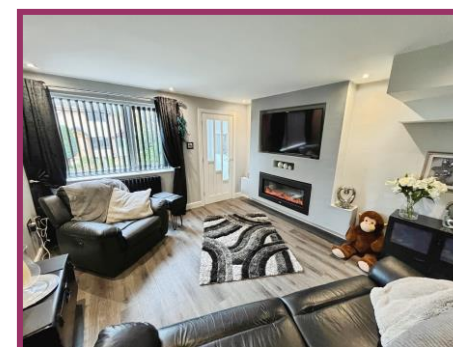


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BEMBRIDGE DRIVE, BOLTON, BL3 1RJ



- Beautiful end town house
- Two spacious double bedrooms
- Lounge/dining room
- Modern kitchen
- Low maintenance rear and front gardens
- Garage parking to the rear
- Ideal for first time buyers
- Close to amenities and commuter routes



Offers in the Region Of £185,000

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

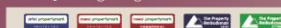
LETTINGS & MANAGEMENT

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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.

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 Est. 1982



Beautiful end townhouse located within a popular and quiet spot just off Bembridge Drive. This wonderful home has undergone various modernisations over the last few years and would be perfect for first time buyers or someone looking to downsize. The property is located close to many amenities, commuter routes and is in move in condition. Internally the property comprises a lounge/dining room with media wall and beautiful modern kitchen to then ground floor with two spacious double bedrooms and a modern three piece bathroom suite incorporating a wc, sink and whirlpool bath to the first floor. Externally there is a low maintenance garden with slate chipping and raised borders with a path leading to the porch at the front. To the rear of the property, there is a low maintenance stone flagged garden with raised the borders to the sides and the gate leading to the rear giving access to garage parking. To the side of the property there is a stone flagged pathway leading to the front.

For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Downlight, laminate effect flooring, fitted storage cupboards.

Lounge diner: 19' 8" x 12' 0" (6.00m x 3.65m) Downlights, radiators, laminate effect flooring, media unit with inset electric feature fire.

Kitchen: 11' 10" x 7' 11" (3.60m x 2.42m) Downlights, double glazed window to the rear overlooking the rear garden, radiator, range of fitted wall and base units with integrated extractor fan, electric hob, double electric oven, fridge/freezer, stainless steel sink with mixer tap and drainer, space for a washing machine, dryer and dishwasher, tiled floor with splashback to the back to the walls.

Landing: Ceiling light point, double glazed window overlooking trees to the side, radiator.

Bedroom 1: 11' 11" x 11' 4" (3.63m x 3.46m) Ceiling light point, laminate effect flooring, fitted wardrobes, storage cupboard, radiator, double glazed windows over looking the rear garden.

Bedroom 2: 12' 0" x 9' 7" (3.66m x 2.92m) Ceiling light point, double glazed window overlooking the front garden, radiator, fitted wardrobes, laminate effect flooring, radiator, loft access which is part boarded and with pull down ladder.

Bathroom: 6' 5" x 5' 11" (1.96m x 1.80m) Downlights, light tunnel, wall mounted vertical ladder radiator, three piece suite incorporating a vanity unit with inset sink, wc, whirlpool bath, extractor fan, tiled splashback to the walls.

Outside: The front of the property is a low maintenance garden with slate chipping and raised borders with a path leading to the porch. To the rear of the property, there is a low maintenance stone flagged garden with raised borders to the sides and the gate leading to garage parking at the rear. To the side of the property there is a stone flagged pathway leading to the front.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual cost of £1511

Flood risk information: Cardwells estate agents Bolton research indicates the property is 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 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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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

