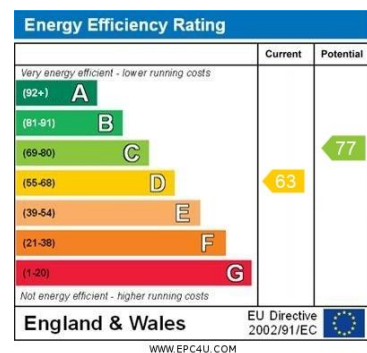
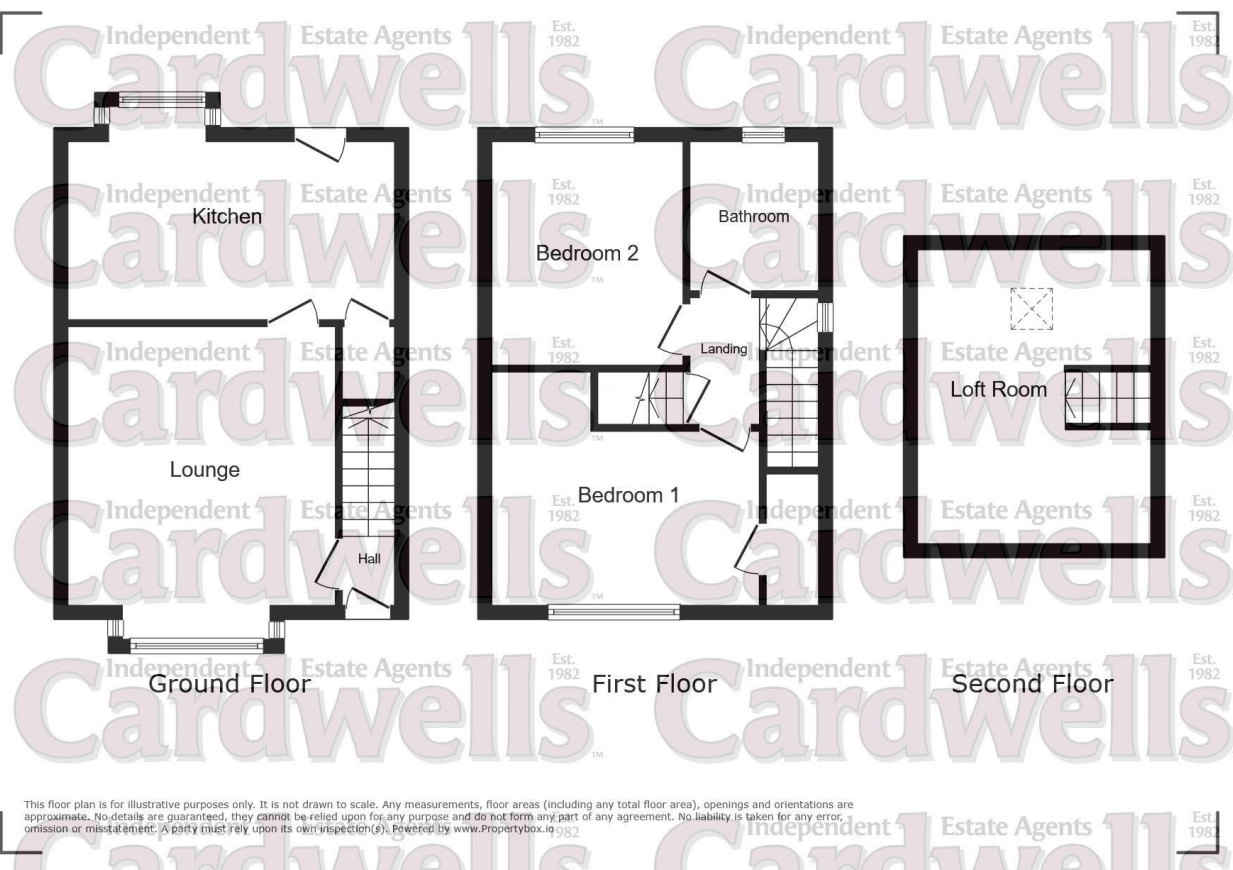
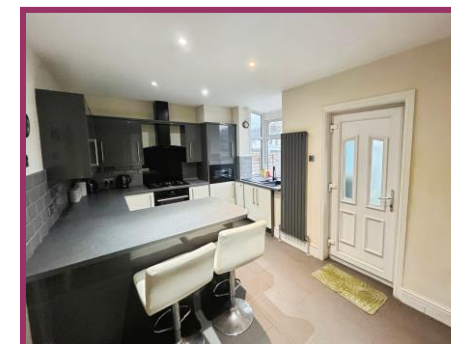




CROMPTON AVENUE, BRIGHTMET, BL2 6PG



- Bay fronted semi detached home
- No onward chain
- Two double bedrooms and loft room
- Well presented throughout
- Low maintenance gardens
- Three piece bathroom suite
- Excellent local amenities
- Viewing highly recommended



£160,000

BOLTON
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this well presented semi detached home, located within a consistently popular residential location in Bolton. The property is ideally placed for many local amenities, shops, transport links, schools and would be a fantastic buy for first time buyers or someone looking to downsize. Internally the property comprises an entrance hallway, lounge with wooden floor and modern fitted kitchen complete with breakfast bar to the ground floor. To the first floor there are two double bedrooms and a three piece bathroom suite with the additional benefit of stairs leading to a loft room. Externally there is gated access to a low maintenance block paved garden with a central flowerbed at the front. To the rear of property there is a stone flagged patio which leads to a low maintenance artificial lawned garden with a path leading to an outbuilding at the rear which has been split into two separate sections both with electricity. 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, wooden flooring, radiator, stairs to the first floor.

Lounge: 13' 11" x 12' 8" (4.24m x 3.86m) Downlights, wooden flooring, double glazed bay window to the front, wood burning stove, radiator.

Kitchen: 15' 9" x 8' 11" (4.79m x 2.71m) Downlights, double glazed window to the rear, door to the rear, wall mounted vertical radiator, range of fitted wall and base units with extractor fan, integrated five ring gas hob, double electric oven, one and a half bowl sink with mixer tap and drainer, space for an American styled fridge/freezer, breakfast bar, tiled floor with splashback to the walls, understairs storage which is plumbed for the washing machine.

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

Bedroom 1: 12' 6" x 11' 6" (3.80m x 3.51m) Double glazed window to the front, radiator, fitted wardrobes, storage cupboard used as a walk-in wardrobe, ceiling light point.

Bedroom 2: 10' 7" x 9' 7" (3.23m x 2.91m) Ceiling light point, radiator, double glazed window to the rear, laminate effect flooring.

Bathroom: 7' 5" x 5' 8" (2.27m x 1.72m) Downlights, three-piece suite incorporating a WC, vanity unit with inset sink, panel bath with mixer tap and shower above, wall mounted vertical ladder radiator, double glazed window to the rear, extractor fan, tiled floor and walls.

Loft Room: 14' 8" x 11' 8" (4.47m x 3.55m) Ceiling light point, double glazed skylight to the rear, electrical points.

External: To the front of the property there is gated access to a low maintenance block paved garden with a central flowerbed. To the rear of property there is a stone flagged patio which leads to a low maintenance artificial lawn garden with a path leading to an outbuilding at the rear which has been split into two separate sections both with electricity.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 July 1934

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

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.

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

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

