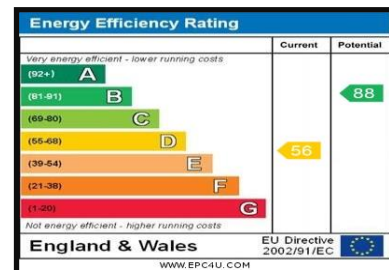


This floor plan is for illustration purposes only. It is not drawn to scale. Area measurements, floor areas (including any total floor area), coverage and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement, no liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Repeterbox.co



FALKLAND ROAD, BRIGHTMET, BL2 6ND



- 2 bed semi detached bungalow
- No upward chain involved
- Popular & convenient location
- Lounge, kitchen breakfast room
- Useful loft room
- Mature gardens, driveway & garage
- Close to good amenities
- Viewing recommended



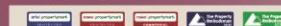
£199,950

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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.



A lovely bay fronted two bedroom semi detached bungalow, situated in a sought-after location, ideally placed for excellent amenities. Falkland Road is close to shops transport links with easy access of Bolton and Bury town centres. The property also has the advantage of no upward chain involved. The accommodation briefly comprises entrance hall, lounge, kitchen/breakfast room, two bedrooms and a bathroom. From bedroom two there is access to a useful loft room which could have a variety of uses. The property also benefits from UPVC double glazing and gas central heating. 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: Walk in storage cupboard.

Lounge: 13' 6" x 13' 4" (4.11m x 4.06m) UPVC double glazed bay window front aspect, two radiators, coving to the ceiling.

Kitchen Breakfast Room: 8' 4" x 15' 1" (2.54m x 4.59m) UPVC double glazed window and door side aspect, range of modern fitted wall and base units with complementary work top surfaces, tiled splashback, built-in oven and grill, induction hob, extractor hood above, stainless steel sink unit with mixer tap, space for a washing machine, radiator, built-in storage cupboard.

Inner Hallway; Doors to both bedrooms and the bathroom.

Bedroom One: 10' 0" x 12' 0" (3.05m x 3.65m) UPVC double glazed window rear aspect, radiator below.

Bedroom Two: 8' 7" x 8' 2" (2.61m x 2.49m) UPVC double glazed window rear aspect, radiator below. From bedroom two there is an elevated doorway and an enclosed staircase leading to:

Loft Room: 8' 10" x 15' 3" (2.69m x 4.64m) Fitted wardrobes, wash hand basin, radiator.

Bathroom: 6' 0" x 5' 7" (1.83m x 1.70m) UPVC frosted double glazed window to the side aspect, enclosed bath with mixer tap/shower attachment, wash basin, close coupled WC, tiling to the walls, heated towel rail.

Outside: There is a delightful front garden which is mainly laid to lawn with mature plants and flower beds aside. A paved driveway leads to a single garage with an up and over door. A gate gives access along the side and rear. The side garden is mostly paved, with an external door giving access to the garage. The rear garden is mainly laid lawn to with plant borders aside.

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 Leasehold 1000 years from 29 December 1958

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1670

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

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

