



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings 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.Propertybox.io



- **Linked detached bungalow**
- **Two double bedrooms**
- **Stunning kitchen**
- **Modern fitted bathroom**
- **Well manicured gardens**
- **Driveway and garage parking**
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- **GCH & D/G**



£240,000

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Beautifully presented bungalow located within the always popular area of Broughton, close to many local amenities including Broughton Medical Centre and Business Park where there are many shops. The property is also well positioned for commuting to Bolton, Bury and Radcliffe where there is the Metrolink, which will take you straight into Manchester City Centre. This beautiful home comprises an entrance hallway, lounge diner, two double bedrooms, conservatory, modern fitted kitchen and bathroom and is in move in condition. For any further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381282 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Radiator, laminated effect flooring, loft access, storage cupboard.

Lounge: 19' 11" x 12' 0" (6.08m x 3.67m) Radiator, double glazed window to the front, living flame gas fire and surround.

Kitchen: 10' 2" x 8' 10" (3.09m x 2.69m) Downlights, double glazed window to the rear, door leading to the conservatory, radiator, range of modern fitted wall and base units with complementary work surfaces, breakfast bar, integrated fridge/freezer, washing machine, extractor fan, four ring gas hob, electric oven, microwave, stainless steel sink with mixer tap and drainer, laminate flooring with tiled splashback to the walls.

Conservatory: 13' 1" x 7' 7" (3.98m x 2.30m) Wall lamp, radiator, tiled floor, double glazed door to side, double glazed windows.

Bedroom One: 12' 0" x 10' 8" (3.67m x 3.26m) Double glazed window to the rear, fitted wardrobes, radiator.

Bedroom Two: 10' 0" x 8' 11" (3.05m x 2.71m) Double glazed window to the front, fitted wardrobes, radiator.

Bathroom: 8' 8" x 5' 5" (2.63m x 1.64m) Beautiful three piece bathroom suite incorporating a vanity unit with inset wash hand basin, wc, walk in shower cubicle, radiator, double glazed window to the side, tiled floor and walls, extractor fan.

Garage: 16' 10" x 10' 0" (5.13m x 3.05m) Single garage with up and over garage door, ceiling light point, wall mounted boiler, double glazed window to the rear, door to the side.

Externally: To the front of the property there is a well kept lawn with mature borders and block paved driveway leading to the garage. The rear garden is beautiful with a well manicured lawn with mature borders surrounding and patio area.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 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 £1909.

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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