



Floor Plan

**BRIGGS FOLD ROAD, EGERTON, BL7 9SQ**



- Detached true bungalow
- Popular Egerton village location
- Close to countryside & amenities
- Ideal to update to taste & spec
- Two bedrooms, generous lounge/diner
- Garage and driveway parking
- Sold with no upward chain delay
- Shower room, gas C.H, D.glazing



**£215,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A detached two bedroom bungalow set in the heart of Egerton village just a short walk from beautiful open countryside and also superb restaurants, cafés sporting facilities and transport links. It is fair to point out that the property could benefit from some internal cosmetic updating to totally fulfil its potential, therefore this may be an ideal opportunity for someone to improve an update their new home to their own tastes and specifications. The accommodation on offer briefly comprises: entrance porch, open plan lounge/diner, kitchen, hallway, two bedrooms and a shower room. Externally there is a garage and driveway parking with garden areas to the front and the rear. The bungalow benefits from gas central heating, double glazing and is sold with no upward chain delay. In the first instance there is a walk-through viewing video available to watch and then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance porch:** Double glazed entrance door and windows, radiator.

**Lounge diner:** 20' 2" x 17' 3" (6.150m x 5.261m) Measured at maximum points. Large double glazed sliding patio windows to the front, two radiators, gas fire.

**Kitchen:** 9' 4" x 8' 2" (2.846m x 2.485m) uPVC side entrance door and window, fitted with matching drawers, base and wall cabinets, radiator, ceramic wall tiling.

**Hallway:** 5' 4" x 6' 0" (1.629m x 1.822m) Radiator, built-in storage space, loft access point.

**Bedroom 1:** 15' 11" x 10' 0" (4.847m x 3.043m) uPVC window to the rear, radiator.

**Bedroom 2:** 10' 3" x 9' 11" (3.112m x 3.024m) uPVC window to the rear, radiator.

**Shower room:** 7' 6" x 5' 5" (2.276m x 1.661m) A three-piece shower room suite comprising: corner shower enclosure with both handheld and overhead shower options, pedestal wash hand basin, WC, radiator, ceramic wall tiling, 2 uPVC windows.

**Plot size:** The approximate overall plot size is around 0.07 of an acre.

**Garage:** 15' 11" x 8' 3" (4.861m x 2.508m) Vehicle access to the front, uPVC window and rear entrance door, the garage contains the gas central heating boiler and the metres. The garage is served by a driveway providing additional private off-road car parking.

**Garden:** The front garden is neatly laid to lawn with colourful borders containing plants, shrubs and decorative trees. The rear garden is fully enclosed and predominantly paved for easy maintenance and all year round use.

**Tenure:** Cardwells Estate Agents Bolton premarketing research shows there are both freehold and leasehold titles of the same size. The freehold title number is GM844817, the leasehold title number is MAN224336. The leasehold title term is 999 years from 24 June 1971

**Bolton council tax:** The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is C which is at an approximate annual price of around £1,909.

**Conservation area:** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

**Flood risk information:** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having a "very low" risk of flooding.

**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 01204 381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting:[www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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