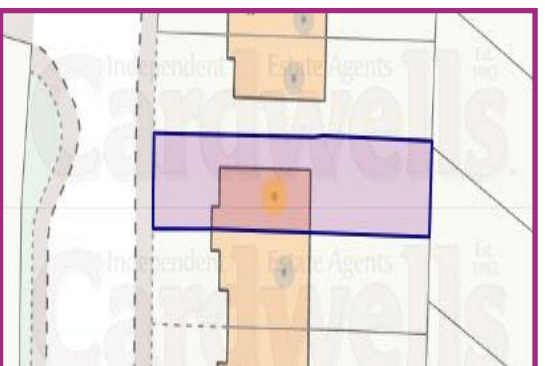
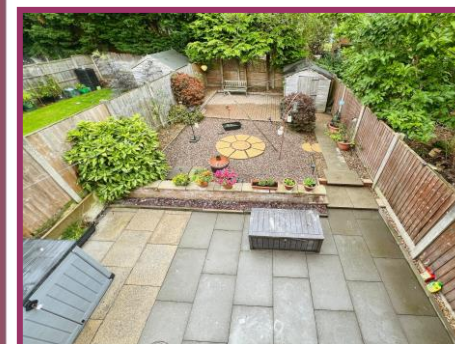




LYDFORD GARDENS, BRIGHTMET, BL2 6TU



- 2 double bedrooms
- Superb off-road parking facilities
- Beautiful marble fireplace
- Open plan lounge/diner
- Quality kitchen with integrated appliances
- Stylish white bathroom suite
- Easy maintenance gardens
- Consistently popular location



Offers in the Region Of £190,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

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E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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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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A superbly appointed two double bedroom home with superb private off-road car parking options extending down the side of the property behind the vehicle gates. Situated in a consistently popular residential location, there is easy access to explore the local countryside on foot or bicycle, very well regarded schools are nearby, the town centre of Bolton is within easy reach as is the motorway network via St Peters Way, fantastic leisure and recreational facilities. The accommodation on offer briefly comprises: entrance porch with quality front door, open plan lounge/diner with beautiful marble fireplace and inset living flame gas fire, fitted kitchen complete with integrated appliances, first floor landing, two double bedrooms, one of which is fitted and a stylish three-piece family bathroom suite. The gardens are designed for easy maintenance and all the year round enjoyment and there are excellent private off-road car parking facilities. The property benefits from UPVC double glazing and a gas combination central heating boiler. There really is a great deal to admire and we are confident that any viewer will be impressed. In the first instance a walk-through viewing video is available to watch and then a personal viewing appointment can be arranged by calling: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwell.co.uk or visiting: www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: 4' 1" x 3' 5" (1.257m x 1.040m) Quality glazed entrance door with stained glass and leaded windows, UPVC window to the side, meter cupboard containing the electric consumer unit.

Lounge/diner: 19' 6" x 11' 9" (5.939m x 3.591m) A beautiful marble tiered fireplace with matching pillars to either side and mantle with inset living flame gas fire, UPVC window to the front, two radiators, feature wallpaper to one wall, carpeted staircase off to the first floor.

Kitchen: 11' 9" x 8' 1" (3.593m x 2.456m) Gloss white professionally fitted kitchen with a superb range of matching: drawers, base and wall cabinets, integrated fridge freezer, integrated oven/grill, integrated microwave, electric hob with complementary extractor over, gas combination central heating boiler is enclosed in a matching kitchen cabinet, stainless steel sink and drainer with mixer tap over, ceiling spotlighting, UPVC window enjoying the aspect over the rear garden, UPVC rear entrance door, tiled, heated towel rail.

First floor landing: 6' 5" x 5' 7" (1.957m x 1.714m) Thick carpeting, neutral decorations, loft access point.

Bedroom One 11' 10" x 9' 6" (3.602m x 2.889m) UPVC window to the front, radiator, thick carpeting, feature wallpaper to one wall.

Bedroom Two: 11' 10" x 11' 6" (3.612m x 3.501m) A professionally fitted bedroom with an excellent range of wardrobes, drawers, study/dressing space and display shelving, ceiling spotlighting, feature wallpaper to wall, large UPVC window which enjoys the aspect over the garden.

Bathroom: 6' 4" x 5' 11" (1.941m x 1.801m) Stylish three-piece bathroom suite comprising bath with electric shower over and fitted glass shower screen, wash hand basin with built-in vanity storage space, ceramic wall tiling, new IPVC window, spotlighting.

Plot Size: The overall approximate plot size is around 0.04 of an acre.

Parking: There is a superb block paved driveway to the front of the property providing excellent private off-road car parking space with borders finished in slate for easy maintenance. In addition there are vehicle gates to the side of the property which allows the side of the property to be used for further private off road parking.

Rear Garden: The garden has been superbly maintained and has been designed for all year around use, easy maintenance enjoying patio/terrace areas, golden gravel to the flowerbeds and mature trees to the rear which enhance the privacy further.

Chain details: It is our understanding that the property will be sold with no further upward chain delay.

Tenure: Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold enjoying a remaining term of around 948 years. Our clients advise us that the ground rent is around £20 per annum and can be paid at a rate of approximately £10 every six months.

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the property is located in the borough of Bolton and the Council tax band rating is B with an approximate annual cost of around £1,866.

Flood Risk Information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding.

Conservation Area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 at your convenience.

Thinking of selling or letting a property 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 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

