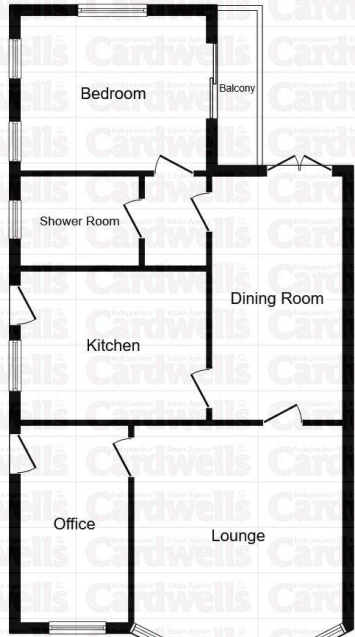




Floor Plan

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

MORVEN GROVE, BRIGHTMET, BL2 6LU



- Semi-Detached Bungalow
- No Onward Chain
- One Double Bedroom
- Lounge, separate dining room
- Modern Fitted Kitchen
- Modern Shower Room
- Generous gardens, garage
- Quiet Cul-de-Sac Location



£190,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Movern Grove, Brightmet, Bolton No Chain | Semi-Detached True Bungalow | Cul-de-Sac Position | Garage & Generous Gardens
Offered to the market with no onward chain, this attractive one-bedroom semi-detached bungalow occupies a pleasant cul-de-sac position in the popular residential area of Brightmet, Bolton. The accommodation briefly comprises, useful office and inviting lounge, a separate dining room, a modern fitted kitchen, a spacious double bedroom, and a modern shower room. Externally, the property enjoys low maintenance gardens, providing outdoor space for relaxing and entertaining, together with a garage offering useful storage. Conveniently located for local amenities, transport links and everyday facilities, this true bungalow is ideally suited to those looking to downsize. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Wooden front door leading to

Office: 10' 9" x 4' 8" (3.27m x 1.42m) uPVC double glazed window front aspect, radiator below, access to the loft. The loft is generous in size and could be converted into a usable room, subject to building regulations.

Lounge: 13' 5" x 12' 5" (4.09m x 3.78m) uPVC double glazed bay window front aspect, two radiators, door.

Dining room: 15' 0" x 8' 6" (4.57m x 2.59m) uPVC double glazed French doors rear garden aspect, radiator, spotlights to the ceiling.

Kitchen: 9' 8" x 8' 9" (2.94m x 2.66m) uPVC double glazed window and door, side aspect, range of modern fitted wall and base units with complementary working surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built in oven, halogen hob, stainless steel extractor canopy above, space for a washing machine, space for a fridge freezer, radiator, spotlights to the ceiling.

From the dining room there is an inner hallway.

Bedroom: 10' 1" x 12' 1" (3.07m x 3.68m) uPVC double glazed window rear garden aspect, radiator below, fitted wardrobes with overhead storage cupboards and bedside drawers.

Shower room: 5' 10" x 5' 6" (1.78m x 1.68m) uPVC frosted double glazed window side aspect, shower cubicle, close coupled WC, wash basin with mixer tap inset to a vanity unit, tiling to the walls, spotlights to the ceiling, radiator.

Outside: There is a generous sized garden and driveway. The driveway is paved providing ample parking for several vehicles, leading to a detached garage. The garden has an 'Astro turf' style surface with a paved pathway. To the rear there is an enclosed garden, with an 'Astrorurf' style grass surface and gravelled areas.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 1 September 1961

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual cost of £1866

Flood risk information: Cardwells estate agent Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agent Bolton research indicates the property is not in a conservation area.

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 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 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 or visiting: www.Cardwells.co.uk

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