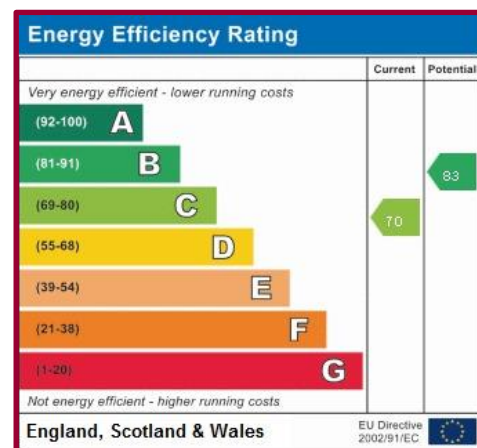
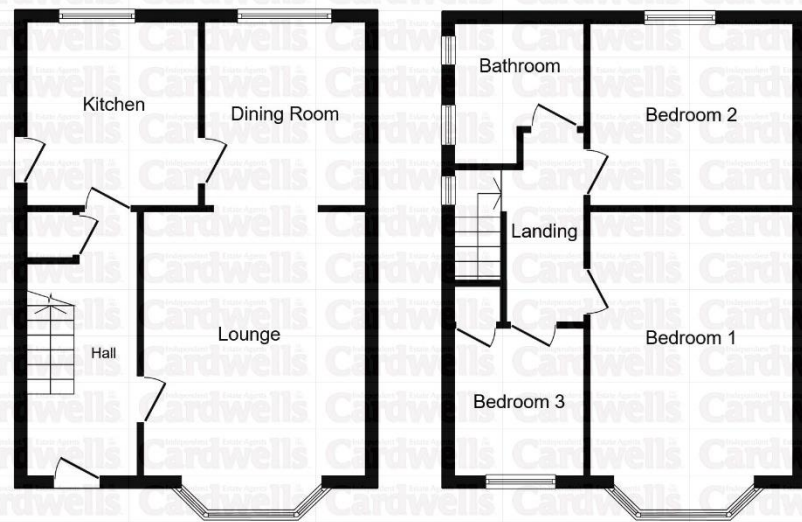


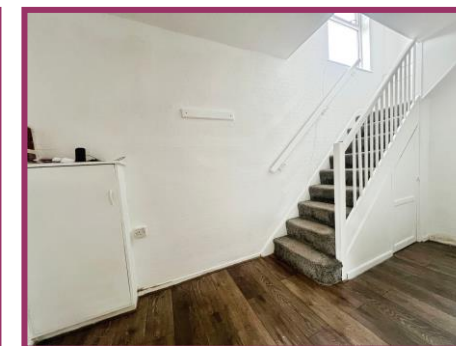


Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have 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

WAGGON ROAD, BRIGHTMET, BOLTON, BL2 5AU



- 3 bedroom semi detached
- Sold with no upward chain delay
- White 4 pc bathroom suite
- Corner shower cubicle & jacuzzi
- Bay window lounge into dining rm
- Modern Worcester gas combi boiler
- Generous plot of circa 0.08 of an acre
- Ideal to update to own taste & spec



Offers in the Region Of £130,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

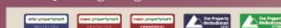
BURY

14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

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 three bedroom semi detached family home offered for sale without the encumbrance of any upward chain delay and positioned in a generous plot of around 0.08 of an acre. Located within walking distance of the beautiful Seven Acres Country Park, there is superb countryside nearby ready to explore on foot or bicycle, easy access to both Bolton and Bury town centres, excellent public transport links, popular schools, shops and leisure/recreational facilities are all nearby. The accommodation an offer extends to around 893 ft.² and briefly comprises: reception hallway, bay window living room which opens into the dining room, kitchen, external storage area access from the kitchen door, first floor landing, three good size bedrooms and a white four piece bathroom suite complete with Jacuzzi style bath and corner shower enclosure. There are garden areas to the front, side and the rear with the rear garden benefiting from two terrace / patio areas, and off road parking on the driveway served by double vehicle access gates. It's fair to point out, that the property could benefit from some internal cosmetic updating to totally fulfil its potential, this has been reflected in the asking price and this may be a great opportunity to improve an update on this family home to your own taste and specifications or perhaps this will make a great addition to a rental property portfolio. Importantly, there is a modern Worcester gas combination central heating boiler, UPVC double glazed windows and the properties sold with no further upward chain delay so it is hoped a prompt completion can be arranged. 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. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall A quality entrance door with double glazed window, radiator, under stairs storage space off, carpeted stairs up to the first floor.

Lounge 14' 9" x 12' 5" (4.49m x 3.78m) UPVC bay window to the front with Fitted blinds, radiator, the living room opens up into an open plan dining room.

Dining Room 10' 3" x 9' 0" (3.12m x 2.74m) UPVC window overlooking the rear garden, radiator.

Kitchen 10' 3" x 9' 7" (3.12m x 2.92m) The kitchen is fitted with a matching style of: drawers, base and wall cabinets, oven/grill, gas hob with extractor over, breakfast bar, radiator, modern Worcester gas combination boiler to the wall, UPVC window overlooking the rear garden.

Lean to Extension 10' 10" x 9' 11" (3.30m x 3.02m) There is a pedestrian door from the kitchen into the storage room which is measured at maximum point there is a polycarbonate roof over this section and internally it has been divided to create one room which was previously used as a bar which falls within the overall measurements provided. There is a timber door off to the rear garden and a UPVC door to the front.

Landing UPVC window to side, quality carpeting, loft access point.

Bedroom One 15' 3" x 11' 4" (4.64m x 3.45m) Measured at maximum points into the UPVC bay window with fitted blinds, radiator, quality carpeting, enjoys the lovely aspect to the front.

Bedroom Two 11' 2" x 10' 2" (3.40m x 3.10m) UPVC window overlooking the rear garden, radiator, quality carpeting.

Bedroom Three 8' 3" x 8' 3" (2.51m x 2.51m) UPVC window to the front enjoying the pleasant aspect, Fitted blinds, radiator, built-in wardrobe/storage space.

Bathroom 7' 10" x 7' 4" (2.39m x 2.23m) A white four piece bathroom suite comprising: Jacuzzi bath with handheld shower option, wash hand basin, corner shower enclosure and dual flush WC, stylish ceramic wall tiling, spot lighting, heated towel rail, UPVC double glazed windows.

Externally To the front, there is a larger than average garden which is mainly laid to lawn with mature plants and tree borders. A gated driveway provides ample off-street parking. The garden continues along the side elevation. To the rear there is a paved yard, an outhouse, steps lead up to a paved patio area with mature trees.

Tenure Cardwells Estate Agents Bolton pre marketing research indicates that the property is freehold

Bolton 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 A with an approximate annual cost of around £1,600.

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.

