

**RANNOCH ROAD, BRIGHTMET, BL2 6LY**



- Corner plot 2/3 bed dormer bungalow
- Will suit modernisation to taste
- Porch/lounge/dining room/bed three
- Conservatory/kitchen/three piece bathroom
- Landing/2 bedrooms/ensuite toilet
- Block paved driveway/single garage
- Vacant possession/no onward chain
- Close to excellent amenities/schools



**£175,000**

**BOLTON**

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

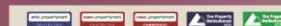
**BURY**

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

**LETTINGS & MANAGEMENT**

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

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton offer to the market this 2/3 bed corner plot dormer bungalow on the ever popular Rannoch Road in Brightmet. In close proximity to fabulous transport links, excellent amenities and in the catchment area for the highly regarded local nurseries and schools. The property does need modernisation to taste, however offers an opportunity to create a wonderful family home with the added advantage of NO ONWARD CHAIN! Briefly comprising: Porch, hall, lounge, dining room/downstairs bedroom three, utility area, basic fitted kitchen, bathroom, conservatory, landing, two double bedrooms with an en-suite toilet to the master. 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Double uPVC doors giving access to.

**Porch:** 2' 4" x 7' 6" (0.71m x 2.28m) Timber and glass door giving access to.

**Hall:** 3' 2" x 4' 10" (0.96m x 1.47m) Wall mounted radiator, staircase giving access to the landing.

**Lounge:** 13' 6" x 14' 8" (4.11m x 4.47m) Feature wall mounted fire, uPVC double glazed window, wall mounted radiator, double doors given access to.

**Bedroom 3/dining room:** 14' 8" x 8' 6" (4.47m x 2.59m) Sliding doors giving access to the rear garden, wall mounted radiator.

**Utility:** 5' 2" x 2' 8" (1.57m x 0.81m) Plumbed for a washing machine.

**Kitchen:** 7' 11" x 8' 8" (2.41m x 2.64m) Basic fitted kitchen comprising sink unit, based and wall units, space for white goods, timber double glazed window, wall mounted radiator.

**Bathroom:** 5' 6" x 6' 1" (1.68m x 1.85m) Three piece suite comprising Wc, pedestal wash basin, bath with mixer shower attachment, frosted timber double glazed window, wall mounted radiator.

**Landing:** Loft access point, built in storage.

**Bedroom 2:** 10' 4" x 14' 6" (3.15m x 4.42m) Timber double glazed window, wall mounted radiator.

**Bedroom 1:** 10' 10" x 15' 9" (3.30m x 4.80m) uPVC double glazed window, all mounted radiator.

**En suite w.c.:** 4' 7" x 4' 2" (1.40m x 1.27m) Two piece suite comprising Wc, wall mounted wash basin, frosted uPVC double glazed window.

**Conservatory:** 8' 2" x 9' 2" (2.49m x 2.79m) Brick and uPVC build, uPVC doors giving access to the rear garden.

**Garage:** 15' 6" x 8' 2" (4.72m x 2.49m)

**Outside:** To the outside is a block paved driveway giving access to a single garage and there are corner plot gardens.

**Viewings:** Please call Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is leasehold. The tenure is 1000 years from 1963 and the ground rent is £7 per year.

**Council tax:** Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band B and the current cost is approximately £1,757.00 per annum payable to Bolton council.

**Flood risk information:** Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

**Conservation area:** Cardwells Estate Agents Bolton pre market research indicates that 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](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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