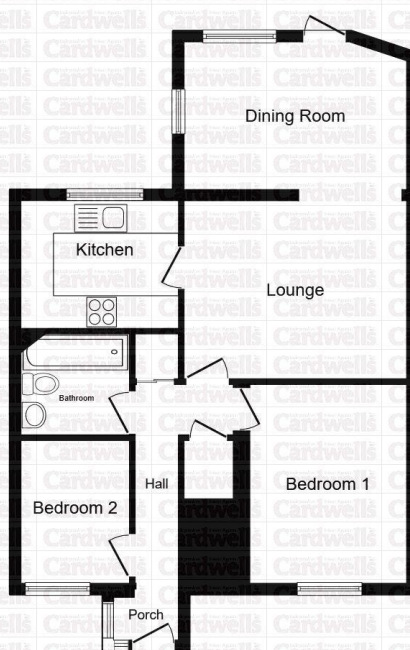




Floor Plan

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

HATHERLEIGH WALK, BRIGHTMET, BL2 6TS



- No onward chain
- Extended ground floor apartment
- Two bedrooms
- Lounge and dining area
- Air conditioning
- Gas central heating/double glazing
- Low maintenance garden & garage
- Excellent scope for improvement



Offers in the Region Of £120,000

BOLTON

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BURY

14 Market St, Bury, BL9 0AJ

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E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with no onward chain, this two-bedroom ground floor apartment presents an excellent opportunity for buyers seeking a property with potential to modernise and personalise to their own taste. Situated within the popular Brightmet area of Bolton, the property enjoys a convenient position close to a wide range of local amenities, schools, healthcare facilities and commuter links. Internally, the accommodation comprises an entrance hallway, spacious lounge, extended dining room, kitchen, bathroom and two bedrooms. While the property would benefit from a programme of modernisation, it offers generous living space and excellent scope for improvement. The property is warmed by gas central heating and externally benefits from a low maintenance rear garden, ideal for those seeking easy upkeep. A substantial shed/workshop with power supply provides excellent storage or hobby space, whilst rear access gates offer the potential for off road parking, subject to any necessary consents. In addition, there is a separate garage providing secure parking or further storage accommodation. The location is particularly convenient, being within easy reach of a selection of well regarded primary and secondary schools, local shops and supermarkets, and Brightmet Health Centre, ensuring day to day amenities are close at hand. Outdoor enthusiasts can enjoy nearby Leverhulme Park, offering extensive recreational facilities, walking routes and green open spaces. The property is also well positioned for access to Bolton town centre, the A58, A666 and surrounding motorway network, making it an excellent choice for commuters travelling throughout Greater Manchester and beyond. Early viewing is recommended to appreciate the potential, location and additional outdoor benefits this chain free ground floor apartment has to 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, radiator, two storage cupboards.

Lounge: 14' 0" x 10' 9" (4.27m x 3.28m) Ceiling light point, radiator, wall mounted gas fire, open into the dining room.

Dining Room: 12' 1" x 8' 11" (3.68m x 2.72m) Ceiling light point, wall lamps, radiator, double glazed window to the side with a double glazed window and door unit to the rear, air conditioning unit.

Kitchen: 8' 11" x 7' 9" (2.73m x 2.35m) Ceiling light point, wall mounted boiler, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, extractor fan, induction hob, electric oven, space for a washing machine and dryer, tiled splashback to the kitchen walls, double glazed window to the rear.

Bedroom 1: 12' 0" x 9' 6" (3.66m x 2.89m) Ceiling light point, double glazed window to the front, radiator.

Bedroom 2: 8' 8" x 6' 7" (2.64m x 2.00m) Ceiling light point, radiator, double glazed window to the front.

Bathroom: 6' 1" x 6' 0" (1.86m x 1.82m) Ceiling light point, double glazed window to the side, three piece suite incorporating a vanity unit with inset sink, wc and walk in shower cubicle, radiator, extractor fan, double glazed window to the side.

Externally: To the front of the property there is a path which leads to the front door and a storage cupboard to the side. The rear of the property is low maintenance with a concrete and block paved garden with flower beds to the side. The rear also has a large shed with electrics and lighting plus a sliding wrought iron gate proving the potential for off road parking.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 2 September 1976

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in 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.

Thinking of selling or letting: 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

