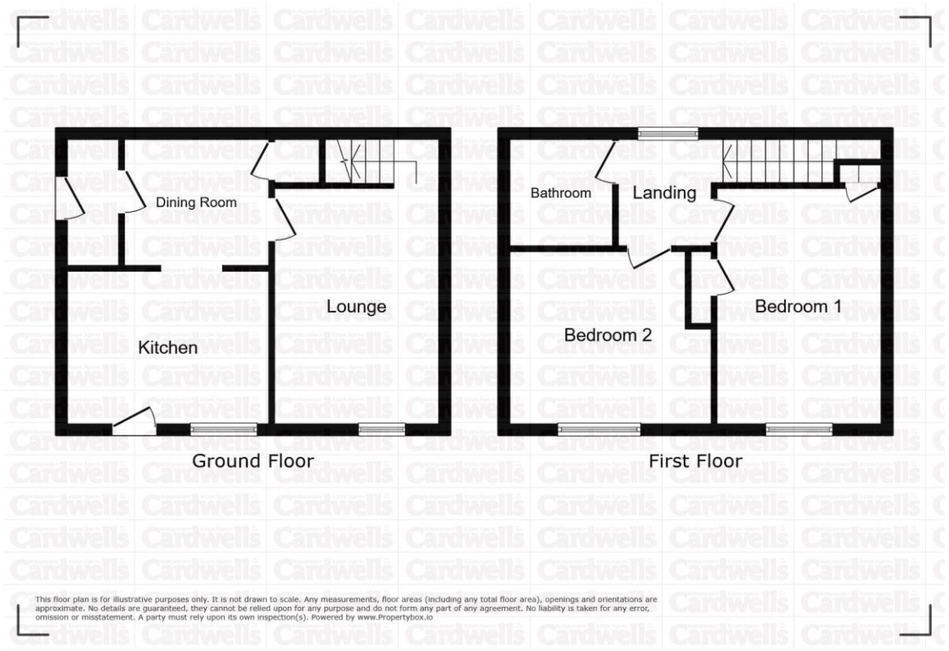


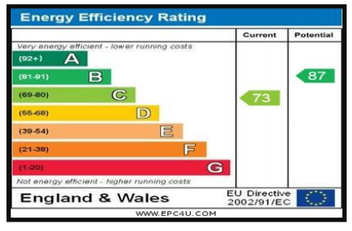









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io




Independent Estate Agents Cardwells Est. 1982

# Cardwells

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www.cardwells.co.uk

## THE CRESCENT, BROMLEY CROSS, BL7 9JP



- No upward chain
- Two-bed quasi-semi detached property
- Two spacious reception rooms
- Modern interior throughout
- Ideal for first-time buyers
- Stylish kitchen, Contemporary bathroom
- Rready to move into
- Popular Bromley Cross location







## Offers Over £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
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.

Offered for sale with no upward chain, this superb two-bedroom quasi-semi detached home is situated in the highly sought-after area of Bromley Cross and presents an excellent opportunity for first-time buyers, downsizers and investors alike. The property has been tastefully modernised throughout and offers spacious accommodation comprising, entrance hallway, two generous reception rooms providing flexible living and dining space, and a stylish fitted kitchen with a contemporary finish. To the first floor are two well-proportioned bedrooms and a modern family bathroom. The homes neutral decor and attractive presentation allow prospective purchasers to move straight in with minimal fuss. Externally, the property enjoys pleasant outdoor space and occupies a desirable residential position close to local village amenities, highly regarded primary and secondary schools, transport links and beautiful countryside walks. 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.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall:** UPVC double glazed front door leading to the hallway with a door to the dining room.

**Dining Room:** 7' 1" x 8' 3" (2.16m x 2.51m) UPVC double glazed window to the front aspect, radiator below, built-in under stairs storage cupboard.

**Kitchen:** 9' 1" x 12' 8" (2.77m x 3.86m) UPVC double glazed window and door to the rear garden aspect, contemporary fitted kitchen with wall and base units, complementary work surfaces and splashback, built in oven, halogen hob, extractor canopy above, stainless steel sink unit with mixer tap, space for a washing machine and a fridge freezer, tiled floor, radiator.

**Lounge:** 2 UPVC double glazed windows to the front and rear aspect, feature fireplace incorporating an electric fire, radiator, staircase to the landing.

**Landing:** UPVC double glazed window to the front aspect, radiator below, doors lead to:

**Bedroom One:** 13' 1" x 9' 7" (3.98m x 2.92m) UPVC double glazed window to the front aspect, radiator below, two built-in storage cupboards/wardrobes.

**Bedroom Two:** 10' 3" x 11' 9" (3.12m x 3.58m) UPVC double glazed window to the rear aspect, radiator below.

**Bathroom:** 6' 4" x 6' 0" (1.93m x 1.83m) UPVC frosted double glazed window to the front aspect, modern white suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin with mixer tap inset to a vanity unit, part tiling to the walls, chrome plated towel rail, access to the loft.

**Outside:** There is an open plan laid to lawn front garden and a paved pathway, leading to the front door. There is an enclosed paved garden.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

**Approx Floor Area:** The overall approximate floor area is around 72 square metres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Freehold.

**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









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