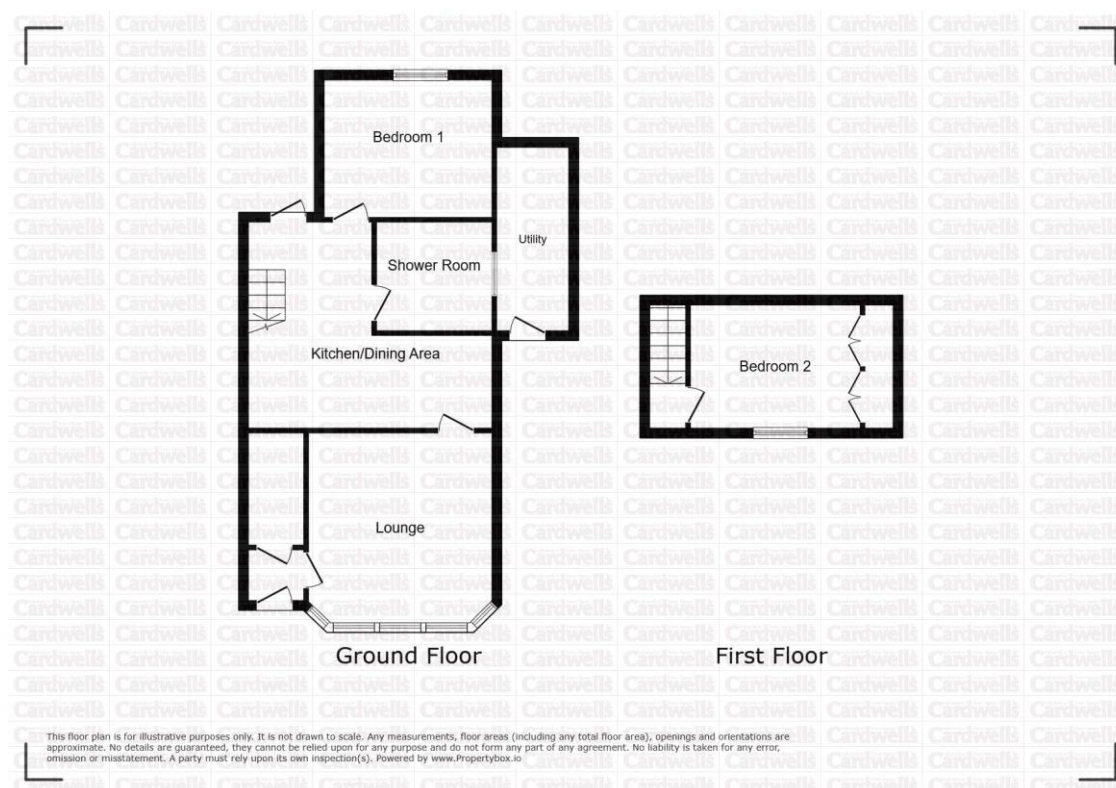




FALKLAND ROAD, BRIGHTMET, BL2 6ND



- Semi detached dormer bungalow
- No upward chain involved
- Popular & convenient location
- Some updating required
- Offers excellent potential
- Open plan kitchen dining room
- Gardens front & rear garage
- UPVC double glazing



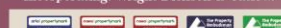
Offers Over £170,000

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.



For sale with 'no upward chain involved', this semi detached dormer bungalow is situated in a popular and convenient location. The area is well served with local shops and public transport links. Bolton and Bury town centre are within easy reach. The property would benefit from cosmetic updating, to suit your own taste, but offers great potential. Accommodation comprises entrance hall, lounge, plan kitchen dining room, main bedroom and a shower room. Upstairs you will find the second bedroom. Outside, there are gardens to the front and rear, along with a driveway, leading to a single garage with an up and over door. The property also benefits from double glazing and gas central heating. 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. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: UPVC double glazed front door to the hallway with a storage room.

Lounge: 13' 7" x 13' 4" (4.14m x 4.06m) UPVC double glazed bay window to the front aspect, radiator below.

Kitchen dining room: 14' 9" x 17' 5" (4.49m x 5.30m) UPVC double glazed door to the rear garden aspect, UPVC double glazed window and a wooden door to the side aspect, fitted wall and base units with work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, space for a cooker, space for a fridge, two radiators.

Utility Room: 13' 0" x 5' 2" (3.96m x 1.57m) The utility is of brick construction with UPVC double glazed window and a door giving access to the rear, radiator, fitted base units and a work surface, space for a washing machine.

Bedroom One: 9' 10" x 12' 0" (2.99m x 3.65m) UPVC double glazed window to the rear aspect, radiator below.

Shower Room: Window to the side aspect, shower cubicle, close coupled WC, wash basin, inset to a vanity unit, radiator, tiling to the wall walls.

Landing: From the kitchen dining room staircase leading up to bedroom two.

Bedroom Two: 8' 8" x 12' 3" (2.64m x 3.73m) UPVC double glazed window to the front aspect, fitted wardrobes and built-in drawers.

Outside: There is a lovely front garden with an 'AstroTurf' style surface, with mature plant and flower displays. A paved driveway provides ample off street parking and leads to a single garage, with an up and over door. A Gate gives access along the side elevation. The rear garden has a paved patio/pathway which leads down to a laid lawn garden.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

Approx Floor Area: The overall approximate floor area is around 19 sq metres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 1000 years from 25 October 1958

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1866

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. A walk through viewing video is available to watch in the first instance.

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

