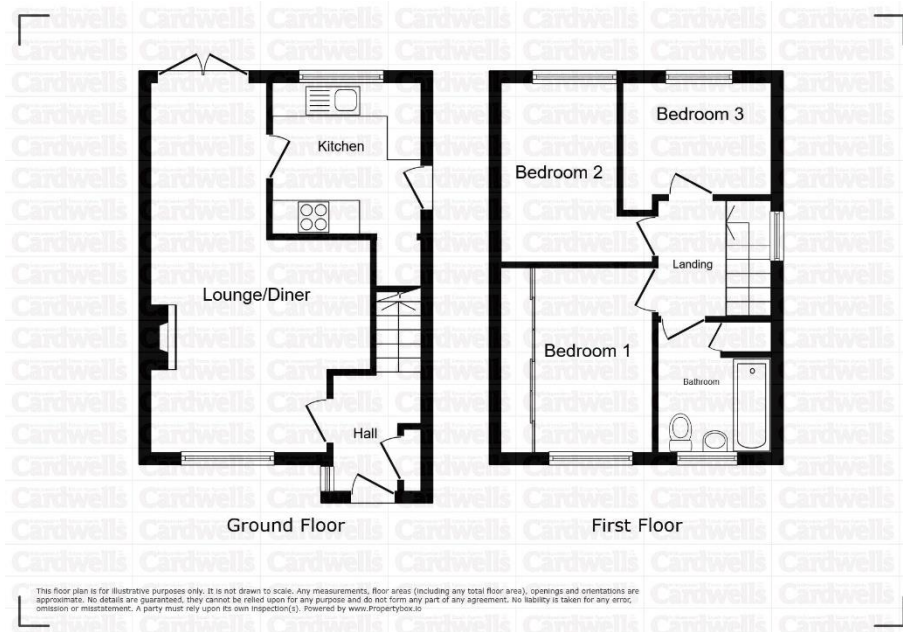




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Independent Estate Agents  
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**SOMERTON ROAD, BRIGHTMET, BL2 6LW**



- 3 bedroom semi-detached
- Very well presented
- Ideal family home
- Contemporary interior
- 3 bedrooms, lounge, dining area
- Close to excellent amenities
- Modern kitchen & Shower room
- Viewing highly recommended



**£235,000**

**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  
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**LETTINGS & MANAGEMENT**  
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells are pleased to offer for sale this lovely three bedroom semi detached family home, situated in a very popular and convenient location, close to excellent amenities. The current owners have lovingly modernised the property over recent years, making this an ideal family home or a first time purchase. Viewing is highly recommended through Cardwells estate agents Bolton, 01204 381 281 [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The accommodation briefly comprises, Entrance hall, lounge, dining area and a modern fitted kitchen. On the first floor there are three good sized bedrooms and a contemporary shower room. Outside there are gardens to the front Andrea, along with a paved driveway leading to a single garage. The property also benefits from UPVC double glazing and gas central heating.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Lounge diner:** 21' 8" x 12' 2" (6.6m x 3.7m)

**Kitchen:** 8' 10" x 8' 8" (2.7m x 2.65m)

**Bedroom 1:** 10' 8" x 8' 10" (3.25m x 2.7m)

**Bedroom 2:** 10' 6" x 8' 10" (3.2m x 2.7m)

**Bedroom 3:** 8' 4" x 6' 7" (2.55m x 2m)

**Shower room:** WC, shower cubicle and wash basin.

**Garden:** Enclosed garden.

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 25 March 1970

**Council tax:** Cardwells estate agents Bolton research indicates the property is band B £1763 per annum

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates 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)

**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

