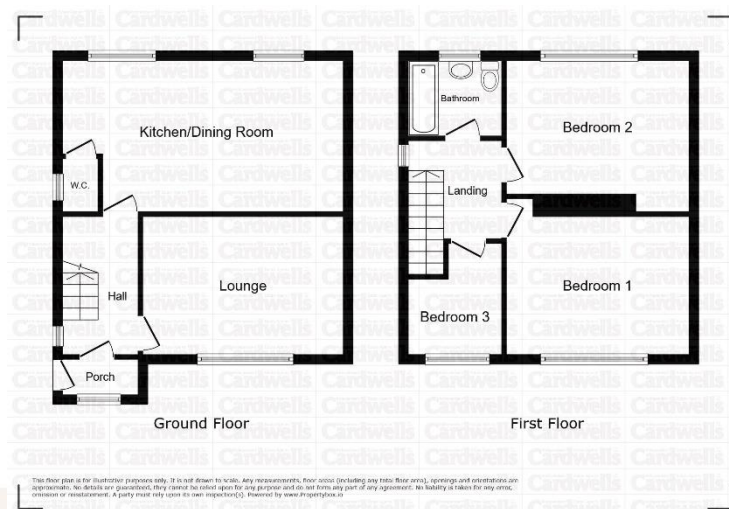
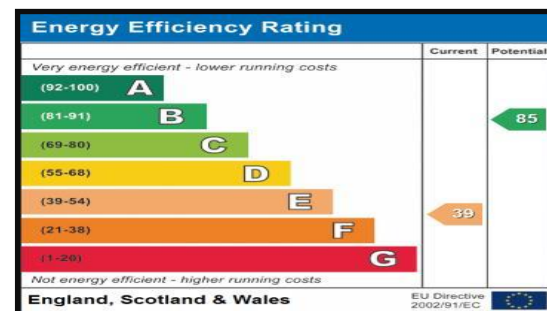
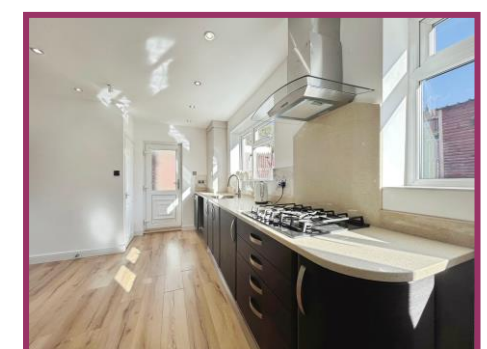




GRANTCHESTER WAY, BRIGHTMET, BL2 5DH



- Recently refurbished throughout
- No onward chain
- Three good sized bedrooms
- Stunning kitchen with quartz worktops
- Cloakroom/wc
- Views towards Winter Hill
- Spacious lounge
- Close to local amenities and commuter routes



Offers in the Region Of £180,000

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 Onward Chain, this beautifully presented and recently modernised family home is ready for its next owners to move straight in and enjoy. Finished to a high standard throughout, the property combines stylish contemporary living with spacious accommodation, making it an ideal purchase for families, first-time buyers and those seeking a home requiring no further work. The accommodation begins with a welcoming entrance porch leading into a bright and attractive hallway. The spacious lounge enjoys attractive laminate flooring and a large double glazed window to the front elevation, providing pleasant views across the front garden and towards Winter Hill. The real heart of the home is the impressive open plan kitchen/dining room, fitted with a comprehensive range of modern wall and base units complemented by luxurious quartz work surfaces. The kitchen is well equipped with a five ring Neff gas hob, extractor canopy, integrated double electric oven, microwave and dishwasher, creating a superb space for both everyday family life and entertaining guests. Completing the ground floor is a stylish and contemporary cloakroom/Wc, enhanced with eye catching gold trim fittings. To the first floor are three well proportioned bedrooms, all benefitting from recently fitted carpets, together with a modern three piece family bathroom featuring contemporary fittings and attractive tiled walls and flooring. Externally, the property enjoys a lawned front garden, whilst the rear offers a low maintenance raised flagged garden providing an excellent outdoor seating area. Double gates to the rear offer the potential for off road parking for 2 cars.

Conveniently positioned within the popular Brightmet area, the property is well served by a selection of local amenities including shops, supermarkets, medical facilities and the nearby Brightmet Health Centre and Brightmet Business Park. Families will appreciate the choice of well regarded schools within easy reach, while excellent transport links place Bolton town centre within convenient travelling distance. For commuters, nearby road networks provide straightforward access to the A58, A666, M61 and wider regional motorway network, whilst both Bromley Cross and Bolton Train Stations offer rail connections to Manchester and beyond. This exceptional home represents a fantastic opportunity to acquire a stylish, turn key property and early viewing is highly recommended. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 9' 3" x 3' 10" (2.81m x 1.16m) Down light, double glaze window to the front, tiled floor.

Entrance hallway: Downlights, radiator, double glazed window to the side, laminate flooring, stairs leading to the first floor.

Lounge: 15' 7" x 10' 9" (4.74m x 3.27m) Ceiling light point, radiator, Laminate Flooring, double glazed window with view over the garden and hills to the front.

Kitchen diner: 21' 4" x 10' 0" (6.51m x 3.05m) Downlights, door to the side, double glazed windows to the rear overlooking the garden, radiator, range of fitted wall and base units with complementary quotes worktops incorporating a one and a half bowl stainless steel sink with mixer tap and drainer, extractor fan, five ring Neff gas hob, double electric oven, integrated microwave, dishwasher, space for a washing machine and a large French style fridge freezer.

Cloakroom wc: 3' 8" x 2' 7" (1.11m x 0.78m) Downlight, double glazed window to the side, wc, vanity unit with inset sink, tiled floor and walls.

Landing: Downlights, double glazed window to the side, radiator, set of pull down stairs provides access to a spacious loft which can be used for storage.

Bedroom 1: 11' 10" x 12' 4" (3.60m x 3.76m) Ceiling light point, Dado rail, radiator, double glazed window with used towards Winter Hill.

Bedroom 2: 13' 7" x 10' 0" (4.13m x 3.05m) Ceiling light point, radiator, dado rail, double glazed window to the rear.

Bedroom 3: 9' 2" x 9' 3" (2.80m x 2.83m) Ceiling light point, radiator, fitted wardrobe, double glazed window with views towards Winter Hill.

Bathroom: 7' 5" x 5' 4" (2.26m x 1.63m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, three-piece suite incorporating a WC, pedestal sink, panel bath with mixer tap, handheld douche sprayer and shower above, tiled floor and walls.

Outside: Externally, the very large front garden offers the potential to extend the house, establish a vegetable or fruit garden or ceate a spacious play area for children, whilst the rear offers a low maintenance raised flagged garden providing an excellent outdoor seating area. Double gates to the rear offer the potential for off road parking for 2 cars, wooden shed. It is also possible to park on the rear street at the back of the property..

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold

Council tax: Cardwells estate agents Bolton research indicates the property is band A £1600

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.

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

