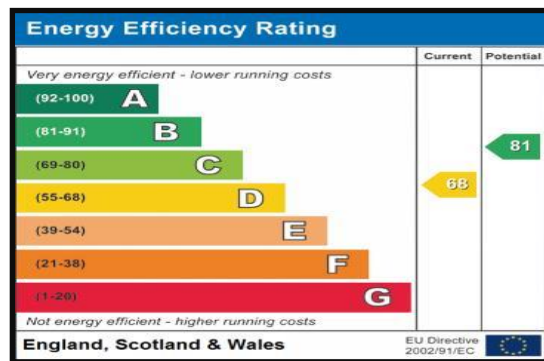




DARWEN ROAD, BROMLEY CROSS, BL7 9DX



- Two bed terrace
- Open plan lounge/dining
- Fitted kitchen
- Four piece bathroom
- Popular location
- Rear courtyard
- Virtual viewing video
- No onward chain delay



Offers in the Region Of £165,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

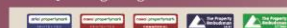
BURY

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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A pavement fronted two bedroom, two reception room (open plan) terrace cottage with courtyard to the rear, situated in the heart of Bromley Cross to the north of Bolton, BL7. Importantly, the property is offered for sale with early vacant possession and no further upward chain delay, meaning that once the sale is agreed it is hoped a prompt completion can be arranged. The cottage is within walking distance of Bromley Cross railway station which directly serves: Manchester, Salford, Bolton and Blackburn, the beautiful countryside of The Jumbles and the West Pennine Moors are within walking distance, as are fabulous restaurants such as: The Retreat & Cibo, there are superb schools nearby (Turton High, Walmsley, St. John's and Eagley) wonderful shopping facilities with Sainsbury's, The Co-op and other independent retailers just a short walk away, while there are wonderful sporting leisure facilities in the area too, with The Last Drop Village, Turton Golf Club, Dunscar Golf Club and Duscarr Sailing Club and Eagley Sports complex are local. The accommodation extends to around 1004 ft.²/93 m² and briefly comprises: entrance vestibule, open plan lounge / dining room with two exposed brick fireplaces, fitted kitchen, first floor landing, two bedrooms (main with built-in wardrobe/storage space, vanity sink and walk in shower cubicle) and a four-piece family bathroom suite. Externally, there is an enclosed garden to the rear which is predominantly paved for easy maintenance, The property benefits from central heating, double glazing and importantly is sold with no further upward chain delay. An early viewing is advised to appreciate all that is on offer. In the first instance there is a walk through viewing video available to watch and then a personal 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:

Vestibule: 4' 11" x 4' 3" (1.5m x 1.3m) Composite door to the front elevation leading into the vestibule. Glazed door leading into the open plan lounge dining area.

Open plan lounge dining room: 27' 7" x 13' 9" (8.4m x 4.2m) Some exposed brick elevations and chimney breasts featuring stone hearths. Wooden beams to the walls. Laminate floor. Stairs lead off to the first floor landing. Radiators. Double glazed window to the front elevation. Glazed door through to the kitchen.

Kitchen: 13' 9" x 9' 2" (4.2m x 2.8m) Double glazed window and stable door to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Five burner gas range. Plumbed for washing machine. Space for fridge freezer. Radiator.

First floor landing: Stairs lead off the lounge area to the first floor landing.

Bedroom 1: 13' 9" x 11' 10" (4.2m x 3.6m) Range of fitted bedroom furniture including wardrobes and drawers. Inset vanity sink with storage. Walk in the shower cubicle. Loft access.

Bedroom 2: 15' 1" x 7' 7" (4.6m x 2.3m) Double glazed window to the rear elevation enjoying views over the something. Radiator. High level glazing allowing borrowed light into landing.

Bathroom: 8' 10" x 6' 7" (2.7m x 2.0m) Four piece suite comprising bath, pedestal wash hand basin, close coupled WC and bidet. Tiled elevations. Radiator.

Outside: The property is pavement fronted with a paved courtyard to the rear having gated pedestrian access.

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 leasehold 999 years from 1 February 1875

Council tax: Cardwells estate agents Bolton research indicates the property is band B £1866 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 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 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 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

