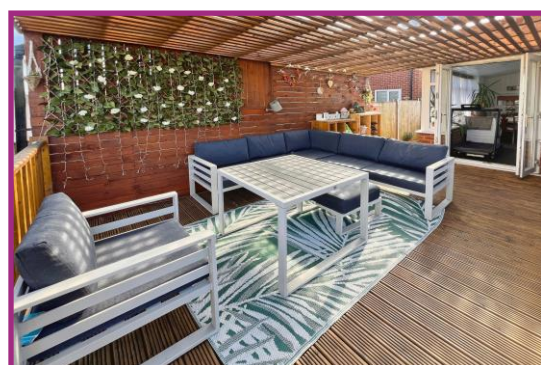




FALKLAND ROAD, BRIGHTMET, BL2 6ND



- Lovely semi detached
- Versatile accommodation
- Very well presented
- Modern interior
- Popular & convenient location
- 2-3 bedrooms, dining/sun room
- Contemporary kitchen & bathroom
- Superb garden to rear



£259,950

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.



A fantastic opportunity to purchase this lovely two/three bedroom semi detached dormer bungalow. The property is very well presented with versatile accommodation and a modern interior. On the ground floor you will find a lounge with a feature fireplace and woodburning stove, contemporary fitted kitchen, modern shower room, two bedrooms and a dining/sun room. Upstairs you will find the master bedroom and a bathroom with a white suite. The area is well served with excellent amenities, including supermarkets, local shops, parks and transport links. Bury and Bolton town centres are within easy reach. 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 to the hallway with tiled flooring, radiator, staircase to the landing.

Lounge: 13' 2" x 13' 5" (4.01m x 4.09m) UPVC double glazed bay window to the front aspect, feature fireplace incorporating a woodburning stove with a wooden mantle surround, electric underfloor heating, radiator, built in under stairs storage cupboard, coving to the ceiling.

Kitchen: 8' 7" x 10' 5" (2.61m x 3.17m) UPVC frosted double glazed window to the side aspect, range of modern fitted wall and base units with quartz work surfaces and splashbacks, sink unit with mixer tap, part tiling to the walls, built in oven, integrated fridge and freezer, radiator, gas hob with an extractor canopy above, coving, inset spotlights to the ceiling. From the kitchen door leads to the inner hallway and wooden stable style door leading to:

Dining/sun room: 15' 8" x 6' 2" (4.77m x 1.88m) UPVC double glazed window to the side aspect, UPVC double glazed French doors to the rear aspect, tiled flooring, radiator, inset spotlights to the ceiling.

Dining/bedroom: 10' 0" x 12' 0" (3.05m x 3.65m) UPVC double glazed French doors and windows to the rear garden aspect, radiator.

Bedroom/office: 14' 2" x 8' 4" (4.31m x 2.54m) UPVC double glazed window to the rear aspect, radiator below.

Shower room: 5' 10" x 5' 6" (1.78m x 1.68m) UPVC frosted double glazed window to the side aspect, contemporary white suite comprising, shower cubicle, wash basin with mixer tap inset to a vanity unit, close coupled WC, tiled floor, tiling to the walls, extractor fan.

Landing: Built in storage cupboard.

Bedroom One: 17' 7" x 13' 5" (5.36m x 4.09m) UPVC double glazed windows to the front and rear aspects, radiator, inset spotlights to the ceiling.

Bathroom: 5' 10" x 6' 7" (1.78m x 2.01m) UPVC frosted double glazed window to the rear aspect, modern white suite comprising, enclosed bath with a mixer tap and a shower attachment, close coupled WC, wash basin with mixer tap, inset to a vanity unit, tiled floor, tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling, extractor fan.

Outside: There is a double width driveway to the front with a concrete patterned surface. The driveway leads to a single garage. A superb rear low maintenance garden, which has a canopied pergola and a wooden decked seating area. Steps lead down to a paved patio with feature plant displays.

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 1000 years from 15 May 1959

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

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

Total area:

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

