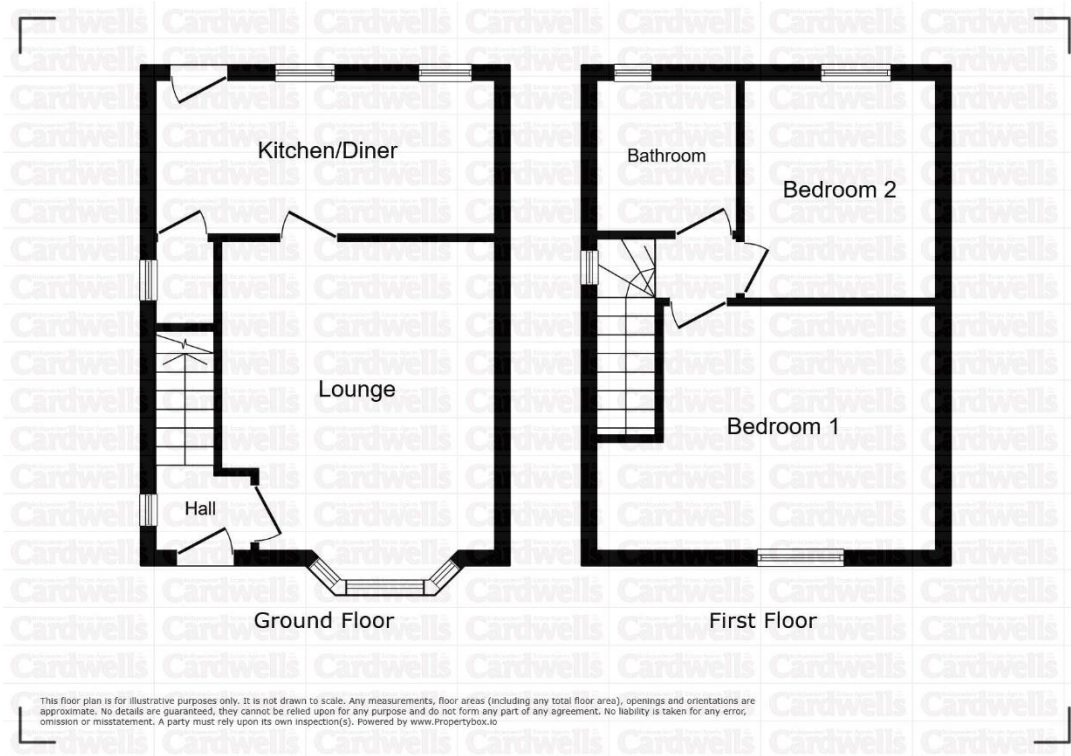




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epcau.com		

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LONG LANE, BRIGHTMET, BL2 6EX



- No onward chain
- Two double bedrooms
- Recently redecorated throughout
- Gardens to the front and the rear
- Good access to Bolton town centre
- opposite a large park with leisure centre and gym facilities with excellent parking
- Ideal for a first time buyer/investor
- Close to many local amenities



Offers Over £150,000

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

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LETTINGS & MANAGEMENT

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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.



Situated within a consistently popular residential area, this recently refurbished two bedroom home is ideally suited to first time buyers, young families and those seeking a property ready to move straight into. Benefiting from fresh decoration throughout and new carpets to the ground floor, the property offers well proportioned accommodation combined with generous gardens and excellent access to local amenities. The accommodation briefly comprises an entrance hallway, a bright and welcoming lounge, and a modern kitchen/dining room to the ground floor, providing an excellent space for both everyday family living and entertaining. To the first floor are two good sized double bedrooms together with a three piece family bathroom suite. Externally, the property enjoys attractive lawned gardens to both the front and rear, complemented by mature flower beds and borders which provide colour and interest throughout the seasons, creating an ideal setting for outdoor relaxation and gardening enthusiasts alike. Long Lane is conveniently positioned for a wide range of everyday amenities, with shopping facilities, supermarkets, cafés, takeaways and leisure amenities available within the nearby Harwood Tonge Moor and Bolton town centre areas. Residents also benefit from convenient access to healthcare services, including the well regarded Brightmet Medical Centre and associated medical facilities within the surrounding area. The location is particularly appealing to families, with a selection of highly regarded schools nearby, including Canon Slade School, one of Bolton's most sought after secondary schools, together with a range of primary schooling options serving the local community. Excellent transport links are another key feature of the location. Regular local bus services operate nearby, providing convenient access to Bolton town centre and the surrounding districts. Commuters travelling further afield will appreciate the straightforward access to Bolton railway station, which offers regular services towards Manchester, whilst the area's road network provides convenient connectivity to Manchester and the wider Greater Manchester region via the nearby A58, A666 and motorway links. 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: Ceiling light point, double glazed window to the side, radiator, stairs leading to the first floor.

Lounge: 13' 11" x 12' 0" (4.24m x 3.67m) Downlights, radiator, fitted storage cupboards, double glazed bay window to the front, wall mounted electric fire.

Kitchen/diner: 15' 3" x 6' 11" (4.65m x 2.11m) Ceiling light points, double glazed windows to the rear, radiator, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, extractor fan, electric hob, electric oven, space for a washing machine and a fridge freezer, under stair storage, and door to the rear.

Landing: Ceiling light point, double glazed window to the side, loft access.

Bedroom 1: 15' 3" x 11' 3" (4.64m x 3.44m) Ceiling light point, radiator, double glazed window to the front.

Bedroom 2: 9' 10" x 8' 8" (2.99m x 2.63m) Ceiling light point, radiator, double glazed window overlooking the rear garden.

Bathroom: 6' 9" x 6' 3" (2.07m x 1.90m) Ceiling light points, extractor fan, double glazed window to the rear, radiator, three-piece suite incorporating a WC, pedestal sink, paddle bath with electric shower above, tiled splashback to the walls.

Externally: The property enjoys attractive lawned gardens to both the front and rear, complemented by mature flower beds and borders which provide colour and interest throughout the seasons, creating an ideal setting for outdoor relaxation and gardening enthusiasts alike.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Approx Floor Area: The overall approximate floor area is around 62 square metres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

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 Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

