

Independent Estate Agents
Cardwells Est. 1982

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GLENCOE DRIVE, BRIGHTMET, BL2 6NN



- Three bed detached/vacant possession
- Porch/reception hallway/lounge diner
- Conservatory/professionally fitted kitchen
- Landing/three good bedrooms
- Contemporary three piece shower room
- Block paved driveway/garage
- Split level rear garden/patio area
- Warmed by gas ch/upvc double glazed



Offers in the Region Of £220,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

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E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

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E: bury@cardwells.co.uk

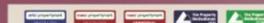
LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton offer to the market this three bed detached property on Glencoe Drive in Breightmet with the added advantage of no upward chain and vacant possession. Situated on a pleasant street of similar properties in a consistently popular residential area and in close proximity to excellent amenities, local nurseries and schools with fabulous transport links all close by. This versatile accommodation briefly comprises: Porch, reception hallway, lounge diner, conservatory, fitted kitchen, cloaks Wc, landing, three bedrooms and a contemporary bathroom suite. To the outside is a block paved driveway giving access to a single garage and there is a large rear split level garden with a patio area and lawn which is bordered by mature shrubs and perennials. Viewings can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204381281 or via email at bolton@cardwells.co.uk to fully appreciate all on offer. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 2' 11" x 7' 3" (0.89m x 2.21m) UPVC entrance door into the porch, uPVC built, door giving access to:

Reception Hallway: 16' 6" x 6' 3" (5.03m x 1.90m) Wall mounted radiator, under stairs storage cupboard, turning staircase to the landing.

Lounge diner: 24' 4" x 10' 9" (7.41m x 3.27m) Wall mounted electric fire, uPVC double glazed window, two wall mounted radiators, sliding door giving access to:

Conservatory: 11' 4" x 9' 10" (3.45m x 2.99m) Brick and uPVC built, wall mounted radiator, double doors giving access to the garden.

Kitchen: 7' 11" x 15' 0" (2.41m x 4.57m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base and wall units, worktops, full wall tiling, space for white goods, 2 uPVC double glazed windows, oven, five ring hob with extractor above, door giving access to:

Rear Hallway: 2' 9" x 3' 3" (0.84m x 0.99m) Personal door to the garage, side door giving access to the garden.

Cloaks Wc: 2' 9" x 4' 5" (0.84m x 1.35m) Two piece suite comprising Wc, wall mounted sink unit.

Garage: 16' 6" x 7' 11" (5.03m x 2.41m) Brick built with an up and over door.

Landing: 7' 5" x 7' 6" (2.26m x 2.28m) uPVC double glazed window, loft access point.

Bedroom One: 13' 5" x 9' 10" (4.09m x 2.99m) uPVC double glazed window, wall mounted radiator.

Bedroom Two: 10' 8" x 9' 10" (3.25m x 2.99m) uPVC double glazed window, wall mounted radiator.

Bedroom Three: 9' 7" x 7' 6" (2.92m x 2.28m) Built in wardrobes, uPVC double glazed window, wall mounted radiator.

Bathroom: 6' 4" x 7' 3" (1.93m x 2.21m) Three piece suite comprising Wc, pedestal wash hand basin, walk in corner shower cubicle, aqua boarding to the majority, frosted uPVC double glazed window, wall mounted heated towel rail.

Outside: There is a block paved driveway giving access to the garage and a pretty front lawn. To the rear is a split level garden comprising a large patio area and a lawn which is bordered by mature shrubs and perennials.

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

Council Tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band C with Bolton Council at an approximate cost of around £2,126.00 per annum.

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

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