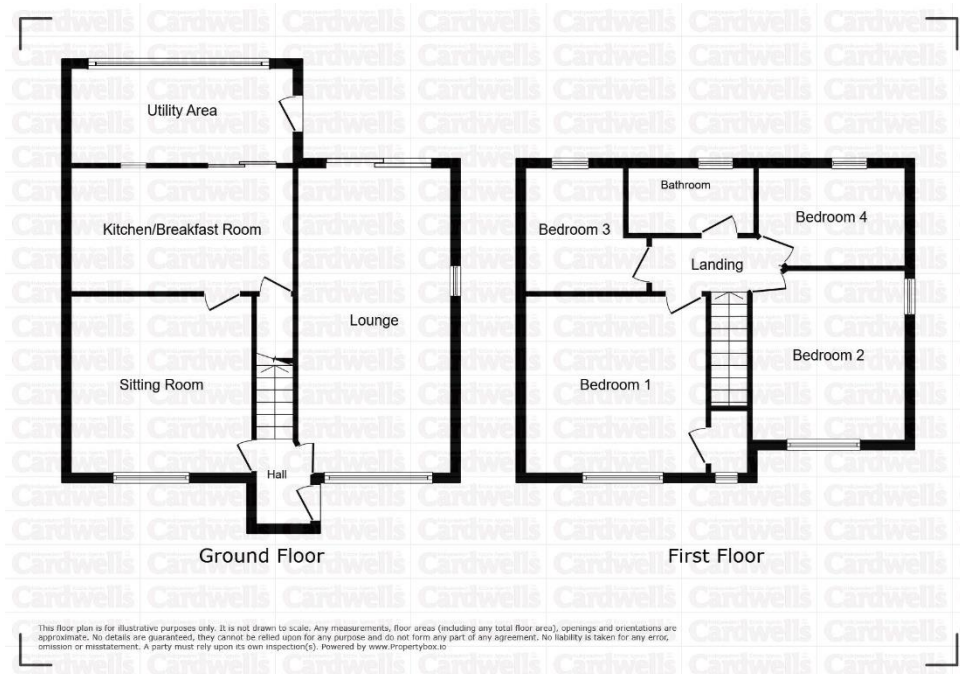




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

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BURY ROAD, BRIGHTMET, BL2 6JD



- Extended semi detached family home
- Beautifully presented throughout
- Two reception rooms
- Four bedrooms
- Three piece family bathroom
- Driveway parking for two vehicles
- Beautiful gardens
- Close to local amenities



£275,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Estate Agents Bolton welcome to the market this beautifully presented extended semi detached family home, situated on Bury Road, Brightmet. The property dates back to the 1920s and offers an abundance of character, generous living accommodation and stunning landscaped gardens, making it an ideal purchase for growing families seeking a home ready to move straight into. Upon entering the property, you are welcomed into a well maintained and inviting interior which has been thoughtfully improved and extended over the years. The ground floor boasts two spacious reception rooms comprising a comfortable lounge and a versatile sitting room, both offering excellent space for relaxation, entertaining and family living. The heart of the home is the attractive kitchen/dining room, fitted with a range of modern units and providing ample space for family meals and social gatherings, whilst a useful utility area adds further practicality to everyday life. To the first floor, the property continues to impress with four well proportioned bedrooms, offering flexible accommodation for families, home workers or those requiring guest space. These are served by a well presented three piece family bathroom. Externally, the property enjoys exceptional kerb appeal. To the front, there is a beautifully manicured lawned garden complemented by established flower beds and borders, together with a driveway providing off road parking for two vehicles. The rear garden has been lovingly maintained and offers an attractive lawn surrounded by colourful planting, mature shrubs and well stocked borders, creating a private and peaceful outdoor retreat. The location is particularly convenient, with a variety of local shops and everyday amenities available nearby within Brightmet, whilst larger supermarkets and retail facilities can be found a short drive away. Brightmet Health Centre and local dental practices are within easy reach, providing excellent healthcare facilities for the family. The property is also well placed for commuters, with regular bus routes along Bury Road, straightforward access to Bolton town centre, Bury and Manchester with nearby links to the A58, A666 and M61 motorway network. Hall i th' Wood railway station is also within easy reach for those travelling further afield. Local schooling is another major attraction, with well regarded primary schools including Leverhulme Community Primary School, St Osmund's RC Primary School and Blackshaw Primary School, together with secondary education available at Bolton St Catherine's Academy and Canon Slade School. This substantial and exceptionally well presented family home combines character, space and a highly convenient location, and an internal inspection is strongly recommended to fully appreciate everything it has to offer. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, tiled floor, stairs leading to the first floor.

Lounge: 19' 1" x 10' 11" (5.81m x 3.33m) Ceiling light points, coving to the ceiling, dual aspect double glazed windows to the front and the side, double glazed sliding patio doors leading to the rear garden, living flame gas fire and surround.

Sitting Room: 13' 11" x 12' 9" (4.25m x 3.89m) Ceiling light point, coving to the ceiling, double glazed window to the front, electric flame effect fire and surround, wooden floor, radiator.

Kitchen/breakfast room: 15' 10" x 8' 10" (4.83m x 2.69m) Ceiling light points, radiator, under stairs storage, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, extractor fan, gas hob, electric oven, dishwasher, space for a fridge/freezer, double glazed window to the rear, double glazed sliding patio doors to the rear, tiled splashback to the walls.

Utility Area: 15' 2" x 4' 9" (4.63m x 1.44m) Wall lamps, fitted units with space for the washing machine, dryer and concealing the wall mounted boiler, tiled floor, double glazed window to the rear overlooking the garden, door leading to the patio area.

Landing: Ceiling light point, loft access.

Bedroom 1: 13' 11" x 12' 10" (4.25m x 3.91m) Ceiling light point, double glazed window to the front, fitted wardrobes, feature cast iron fireplace, radiator, storage cupboard with single glazed leaded window to the front which is currently used as office space.

Bedroom 2: 11' 11" x 10' 11" (3.64m x 3.34m) Ceiling light point, dual aspect double glazed windows to the front and the side, fitted wardrobes, radiator, laminate flooring.

Bedroom 3: 8' 11" x 8' 8" (2.71m x 2.64m) Ceiling light point, double glazed window overlooking the rear garden, radiator, fitted wardrobes, laminate flooring.

Bedroom 4: 10' 6" x 6' 1" (3.19m x 1.86m) Ceiling light point, double glazed window overlooking the rear garden, radiator.

Bathroom: 8' 11" x 4' 9" (2.71m x 1.46m) Ceiling light point, double glazed window to the rear, wall mounted vertical ladder radiator, three piece suite incorporating a wc, wash hand basin, panelled bath with mixer tap and electric shower above, tiled walls.

Externally: To the front of the property there is driveway parking for two cars and a beautifully maintained lawned garden with flower beds and borders. To the rear of the property there is a good sized patio area with plenty of seating space which leads to a well manicured lawned garden with well kept flower beds and borders along with a pond and space for a shed.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.09 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 January 1923

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2133

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.

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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