Independent Estate Agents Cardwells Est. 1982

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TARBET DRIVE, BREIGHTMET, BL2 6LT

- Very well presented 2 bed dormer bungalow
- Hall/lounge/converted storage garage
- Very well appointed dining kitchen
- Landing/2 bedrooms/ensuite to master
- Downstairs three piece family bathroom
- Warmed by a Vaillant combination boiler
- Concrete imprinted driveway
- Close to excellent transport links etc

Offers in the Region Of £240,000

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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

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.

Cardwells Estate Bolton offer to the market this versatile two bed semi detached dormer bungalow on Tarbet Drive in ever popular area of Breightmet . In close proximity to an array of amenities, transport links to Bolton, Bury and beyond and in the catchment area for highly regarded local nurseries and schools. Briefly comprising: Composite entrance door, hallway with double storage, bay fronted lounge giving access to the rear of the converted storage garage/office very well appointed dining kitchen with double doors giving access to the rear, landing, two bedrooms with an ensuite to the master and a three piece downstairs family bathroom. To the outside is a concrete imprint driveway providing off road parking for numerous cars and to the rear is an awning, purpose built summer seating area and a separate storage outbuilding. Warmed via a Vaillant gas combination boiler and uPVC double glazed throughout, a personal inspection comes with our highest recommendations to appreciate all on offer and this can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Hallway: 3' 3" x 4' 2" (0.99m x 1.27m) Double built in storage cupboard, timber door giving access to.

Lounge: 16' 10" x 17' 10" (5.13m x 5.43m) Feature wall mounted fire, uPVC double glazed bay window, wall radiator, turning staircase to the upper landing, access to converted to Garage/Office 8'3 x 7'2 frosted uPVC double glazed window, wall mounted radiator.

Storage garage accessed from the front: 6' 8" x 7' 2" (2.03m x 2.18m) Currently used as storage, wall mounted shelving.

Bathroom: 6' 2" x 5' 5" (1.88m x 1.65m) Three piece suite comprising Wc, pedestal wash basin, P shaped bath with mixer shower attachments, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

Dining kitchen: 11' 2" x 17' 6" (3.40m x 5.33m) Very well appointed professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, high gloss base and wall units, contrasting roll edge worktops, complementary tiled splash backs, oven, four ring gas hob with extractor above, space for freestanding white goods, uPVC double glazed window, wall mounted Vaillant combination boiler, double doors giving access to the rear.

Landing: 2' 10" x 6' 3" (0.86m x 1.90m)

Bedroom 1: 14' 7" x 14' 11" (4.44m x 4.54m) Professionally fitted wardrobes and vanity unit, two uPVC double glazed windows, wall mounted radiator.

En suite: 7' 7" x 3' 10" (2.31m x 1.17m) Three piece suite comprising Wc, wall mounted wash basin, walk in shower cubicle with mixer shower, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

Bedroom 2: 7' 10" x 11' 2" (2.39m x 3.40m) uPVC double glazed window, wall mounted radiator.

Outside: To the outside is a concrete imprinted driveway providing off road parking for numerous vehicles giving access to the front storage garage and to rear is an awning, a purpose built seating area, decking and a storage outbuilding.

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a leasehold tenure, 999 years from circa 1963 and the annual ground rent is £8.00 per year.

Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton pre market research indicates that the property is not in a conservation area.

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band B and the current cost is approximately £1,860.00 per annum payable to Bolton council.

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

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