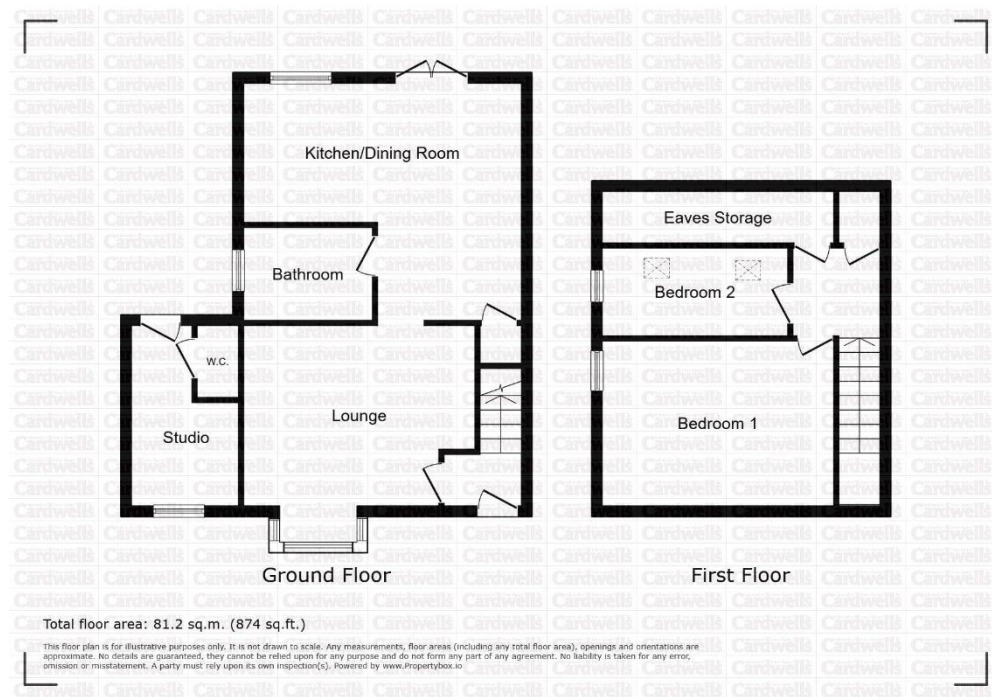
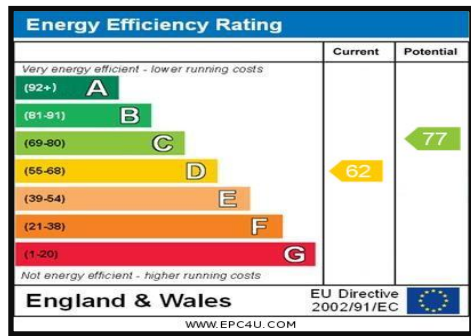




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FALKLAND ROAD, BRIGHTMET, BL2 6ND



- Semi detached dormer bungalow
- Four piece ground floor bathroom
- Open plan dining kitchen
- Modern Lounge
- Two bedrooms to the first floor
- Studio style bedroom with en-suite
- Gardens to front and rear
- Driveway parking



Offers in the Region Of £215,000

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This three bedroom semi detached dorma bungalow has been recently upgraded by the current owners with flexible accommodation currently comprising entrance hall, lounge, open plan L-shaped kitchen dining room, ground floor four piece bathroom. The main house has two bedrooms to the first floor whilst there is a studio style annexe to the side comprising of bedroom and en-suite WC. This is ideal for teenage or elderly relative use. Externally the property is well presented having driveway parking to the front together with gardens to both front and rear. Early viewing is advised which can be arranged by calling our Cardwells Estate Agents Bolton office on (01204) 381281 emailing bolton@cardwells.co.uk or online [@cardwells.co.uk](https://www.cardwells.co.uk).

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: Double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Laminate floor.

Lounge: 14' 9" x 11' 6" (4.49m x 3.5m) Double glazed bay window to the front elevation. Living flame electric fire. Radiator. Laminate floor. Opens onto the dining area.

Open plan L-shaped kitchen dining area: 14' 1" x 17' 5" (4.3m x 5.3m) Double glazed window and French doors to the rear elevation. Laminate floor. Radiator. The kitchen area has a range of base units with complementary work surfaces and matching wall mounted cabinets. inset sink and drainer. Four burner gas hob. Electric oven. Integrated fridge, freezer, dishwasher. Plumbed for washing machine.

Ground floor bathroom: 8' 2" x 5' 11" (2.5m x 1.8m) Double glazed window to the side elevation. Four piece suite comprising bath, vanity sink unit, closed couple WC and walk-in shower cubicle. Modern heated towel rail.

First floor landing: Stairs lead off the hall to the first floor landing. Storage cupboard.

Bedroom One: 14' 9" x 10' 6" (4.5m x 3.2m) Double glazed window to the front and side elevations. Radiator.

Bedroom Two: 11' 10" x 5' 7" (3.6m x 1.7m) Double glazed skylight windows and double glazed window to the side elevation. Access to eaves storage. Radiator.

Studio Annexe: 14' 5" x 6' 11" (4.4m x 2.1m) Double glazed window to the front elevation with double glazed door to the rear. Radiator. Laminate floor. En-suite WC and wash hand basin.

Externally: The front of the property has driveway parking leading past a neat garden, laid mainly to lawn with shrub borders. The rear has a low maintenance flagged garden with steps leading down to further patio area. Pleasant distant views.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 1000 years from 2 November 1959

Approx Floor Area: The overall approximate floor area is around 72 square metres.

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1866

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.

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

