



Independent Estate Agents
Cardwells Est. 1982

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ST. JAMES AVENUE, BRIGHTMET, BL2 6HY



- Bay fronted semi detached family home
- Three good sized bedrooms
- Loft room utilised as a bedroom
- Two reception rooms
- Indian sandstone driveway for two cars
- Many character features
- Kitchen with quartz worktops & breakfast bar
- Close to local amenities and commuter routes



£250,000

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Located within a quiet cul-de-sac, just off Bury Road is this well presented family home which offers spacious accommodation throughout. Our clients have kept many original features such as the coving and picture rails whilst sympathetically modernising throughout. The property is well placed for many local amenities, shops, schools and transport links with both Bolton and Bury town centres within easy reach. Internally the property comprises an entrance hallway, lounge with multi fuel wood burning stove, dining room and modern kitchen with quartz worktops to the ground floor whilst there are three large bedrooms and a family bathroom to the first floor with the additional benefit of a loft room, currently utilised as a bedroom, accessed via stairs from the first floor landing. Externally there is an Indian sandstone driveway for two cars at the front which carries on down the side of the property via a path to the low maintenance rear garden, Indian sandstone, with a raised area which is perfect for al fresco dining, brick shed and raised borders. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, double glazed window to the front, coving to the ceiling, picture rail, laminate effect flooring, radiator, stairs leading to the first floor.

Lounge: 13' 1" x 12' 4" (3.99m x 3.76m) Ceiling light point with rose, coving to the ceiling, radiator, double glazed bay window to the front, multi fuel wood burning stove.

Dining area: 17' 10" x 10' 11" (5.44m x 3.33m) Ceiling light point, radiator, coving to the ceiling, bay with double glazed French doors leading to the rear, open into the kitchen.

Kitchen area: 11' 7" x 8' 0" (3.53m x 2.44m) Downlights, double glazed window to the rear, range of fitted wall and base units with complimentary Quartz worktops and breakfast bar incorporating an extractor fan, integrated five ring gas hob, double electric oven, one and a half bowl ceramic sink with mixer tap and drainer, space for an American style fridge/freezer and dishwasher, tiled splashback to the walls, laminate effect flooring.

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

Bedroom 1: 14' 11" x 13' 3" (4.54m x 4.03m) Ceiling light point, double glazed window to the front, radiator, picture rail.

Bedroom 2: 12' 5" x 10' 6" (3.79m x 3.21m) Ceiling light point, double glazed window to the rear, laminate effect flooring, radiator, picture rail.

Bedroom 3: 11' 7" x 8' 10" (3.54m x 2.70m) Ceiling light point, double glazed window to the rear, laminate effect flooring, radiator.

Bathroom: 7' 7" x 6' 2" (2.32m x 1.88m) Downlights, double glazed window to the front, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap and shower above, tiled floor with splashback to the walls.

Loft room: 19' 6" x 12' 10" (5.94m x 3.90m) Currently being utilised as a bedroom, double glazed window to the side, wooden flooring, storage to the eaves.

Outside: To the front of the property there is an Indian sandstone driveway for two cars which carries on down the side of the property via a path to the low maintenance rear garden, Indian sandstone, with a raised area which is perfect for al fresco dining, brick shed and raised borders.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 999 years from 1 May 1908

Council tax: Cardwells estate agents Bolton research indicates the property is band B £1763 per annum

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Thinking of selling or letting in Bolton: 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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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