



Independent Estate Agents  
**Cardwells** Est. 1982

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**BRINDLEY LODGE, WORSLEY ROAD, SWINTON, M27 0YL**



- Two bedroom ground floor apartment
- No onward chain
- Two well proportioned bedrooms
- Excellent refurbishment opportunity
- Three piece fitted shower room
- Communal parking and garage
- Close to Swinton centre and transport links
- Well kept communal gardens



**£130,000**

**BOLTON**  
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 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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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.



A fantastic opportunity to purchase a two-bedroom ground-floor apartment in the popular Brindley Lodge development, ideally positioned close to Swinton town centre, transport links, and local amenities. The property offers spacious accommodation throughout and represents an excellent chance for buyers to modernise and add value. With level access, secure entry, garage and communal parking, this apartment is perfect for first-time buyers, downsizers, or investors looking for a project in a well-maintained development. Internally the apartment comprises an entrance hallway, lounge/diner, two good sized bedrooms, kitchen and three piece shower room. Externally there are communal gardens and parking with a garage which is situated closest to the apartments. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hall:** Ceiling light point, coving to the ceiling, radiator, intercom system.

**Lounge diner:** 16' 8" x 10' 5" (5.09m x 3.17m) Ceiling light points, coving to the ceiling, radiator, double glazed window to the side.

**Kitchen** 11' 5" x 7' 1" (3.48m x 2.15m) Ceiling light point, double glazed window to the side, range fitted wall and base unit with integrated stainless steel sink with mixer tap and drainer, space for an electric oven, washing machine, fridge freezer, tiled splashback to the walls, storage cupboard housing a wall mounted boiler.

**Bedroom 1:** 11' 11" x 10' 2" (3.62m x 3.11m) Ceiling light point, double glazed window to the side, radiator.

**Bedroom 2:** 11' 11" x 7' 3" (3.62m x 2.22m) Ceiling light point, double glazed window to the side, radiator.

**Shower room:** 9' 1" x 7' 1" (2.76m x 2.15m) Ceiling light point, double glazed window to the rear, wall mounted vertical ladder radiator, three-piece suite incorporating a vanity unit with inset sink and WC, walk-in shower, tiled floor and walls, extractor fan, storage cupboard.

**Garage:** Up and over garage door

**Outside:** Communal gardens and parking with a garage which is situated closest to the apartments.

**Viewings:** Please call Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, 990 years from 24 June 1978

**Council tax:** Cardwells estate agents Bolton research indicates the property is band B £2018

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

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

**Total area:** Cardwells estate agents Bolton research indicates the property is 586 sq ft

**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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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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

