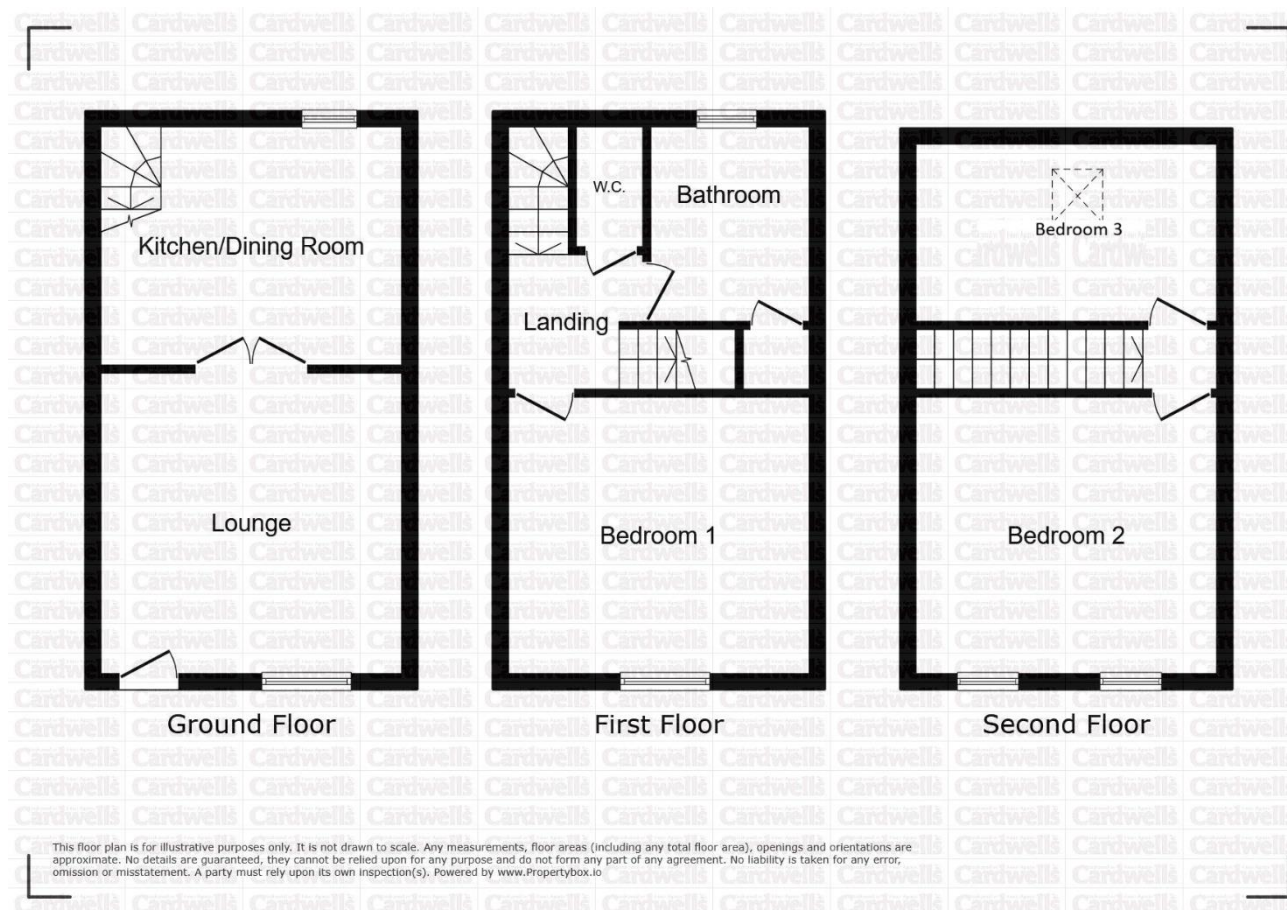




HOUGH LANE, BROMLEY CROSS, BL7 9DA



- No onward chain
- Recently refurbished throughout
- New floor coverings
- Lounge and kitchen/diner
- Two double beds and a small bedroom 3
- Accommodation over three floors
- Contemporary family bathroom
- Close to shops, schools & transport links



Offers in the Region Of £210,000

BOLTON

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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Beautifully Refurbished Mid Terrace property in a Highly Sought After Bromley Cross Having recently undergone a comprehensive programme of refurbishment, this attractive and deceptively spacious terraced property is presented to an excellent standard throughout and offers stylish, ready to move into accommodation arranged over three floors. The property benefits from new floor coverings throughout, a modern fitted kitchen, a contemporary three piece family bathroom with striking black trim, and the addition of a separate WC making it ideally suited to families. The accommodation briefly comprises an inviting lounge and a spacious kitchen/diner to the ground floor, providing an ideal space for both everyday living and entertaining. To the first floor there is a double bedroom, a modern family bathroom and a separate WC. The second floor offers a further double bedroom and a small bedroom 3, creating flexible accommodation suitable for a growing family, guest room or home office. Externally, the property enjoys low maintenance gardens to the front, whilst to the rear there is a good sized enclosed yard with gated access, providing a private outdoor space that requires minimal upkeep. Hough Lane is ideally positioned within the heart of Bromley Cross, a highly regarded residential area popular with families and commuters. A variety of local shops, cafés, restaurants and everyday amenities are available nearby, together with convenience stores, Co-op and Sainsbury's Local supermarkets on Darwen Road. The area is particularly well served by highly regarded primary and secondary schools, making it an attractive choice for families, whilst the surrounding countryside, local parks and nearby Turton countryside walks provide excellent recreational opportunities. For commuters, the property offers convenient access to Bromley Cross railway station with rail links into Bolton, Manchester and surrounding areas, together with excellent road connections via the A666, Blackburn Road and the wider motorway network. Frequent local bus services also operate throughout the area, providing straightforward access to Bolton town centre and neighbouring districts. 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. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge: 12' 11" x 12' 10" (3.93m x 3.92m) Ceiling light point, coving to the ceiling, radiator, double glazed window to the front, feature fireplace, dado rail, double doors opening into the kitchen diner.

Kitchen/diner: 12' 10" x 10' 5" (3.91m x 3.17m) Downlights, radiator, double glazed window to the rear, door to the rear, range of fitted wall and base units with integrated 1 1/2 bowl sink with mixer tap and drainer, extractor fan, flooring gas hob, double electric oven, space for a washing machine, tiled splashback to the wall walls, stairs leading to the first floor.

First floor landing: Ceiling light point, stairs leading to the second floor.

Bedroom 1: 13' 1" x 12' 1" (3.99m x 3.68m) Ceiling light point, radiator, double glazed windows to the front.

Bathroom: 8' 0" x 6' 11" (2.43m x 2.11m) Ceiling light point, double glazed window to the rear, extractor fan, three piece suite incorporating a WC, pedestal sink, panel bath with mixer tap and shower above, or mounted vertical ladder radiator, tiled splashback to the walls, storage cupboard.

Guest wc: 4' 8" x 2' 8" (1.42m x 0.81m) Ceiling light point, extractor fan, WC, vanity unit with wash and basin, storage over the stairs.

Second floor landing: Ceiling light point.

Bedroom 2: 13' 1" x 12' 11" (3.98m x 3.94m) Ceiling light point, radiator, double glazed windows to the front.

Bedroom 3: 13' 0" x 7' 11" (3.96m x 2.41m) Ceiling light point, double skylight to the rear, radiator.

Outside: The property enjoys low maintenance gardens to the front. To the rear there is a good sized enclosed yard with gated access, providing a private outdoor space that requires minimal upkeep.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 990 years from 12 August 1882

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

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. A walk through viewing video is available to watch in the first instance.

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 Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

