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NEW BRIGGS FOLD, EGERTON, BOLTON, BL7 9UL



- Offered for sale via auction
- Superb Egerton village location
- Detached two bedroom bungalow
- Extended to the rear, no upward chain
- Ideal to update to own taste
- Garage, driveway, gardens front & rear
- New roof circa 7 years ago
- Worcester gas combi boiler.



Auction Guide Price £210,000

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A detached two bedroom freehold bungalow offered for sale via auction with BTG Eddisons in the June Auction, with no further upward chain delay. Situated in the picture semi rural village of Egerton the views of Winter Hill are enjoyed from both of the bedrooms, there is beautiful countryside just a short walk away, popular restaurant, sporting clubs and superb travel facilities nearby via both road and railway. We are advised that a new roof was fitted approximately seven years ago and two new bedroom windows and a new back door were installed in 2025. The accommodation on offer briefly comprises: reception hallway, lounge/diner with windows to the side and the rear, fitted breakfast kitchen, utility room extension, two bedrooms and a wet/shower room designed for easy access. Externally there is a single garage and the driveway provides excellent additional off-road car parking. The front garden is particularly pretty with an array of plants, shrubs and rockeries, whilst the rear garden is partly laid to lawn with flowerbeds to the perimeter and offers excellent patio space, a greenhouse and access to the garden from the back door is available via a ramp pathway. There is a Worcester gas combination central heating boiler and a number of UPVC double glazed windows. This may be an ideal opportunity to improve and update a bungalow to your own taste and specifications, in fact there may well be potential to extend as the neighbouring properties have each extended. The position is fantastic and all that is on offer can only be appreciated via a viewing. In the first instance there is a walk-through viewing video available to watch and then a personal viewing appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. Any offers in advance of the auction should be presented to BTG Eddisons.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway 8' 8" x 4' 2" (2.641m x 1.269m) Measured at maximum points. Radiator, loft access point.

Lounge/Diner 18' 2" x 12' 5" (5.542m x 3.793m) UPVC window to the rear overlooking the garden, UPVC window to the side, radiator, there is a gas fire in situ but we are advised that this has been capped off and is not in use.

Breakfast Kitchen 10' 6" x 7' 6" (3.212m x 2.276m) Fitted with a range of matching: drawers, base and wall cabinets, stainless steel sink and drainer, ceramic wall tiling, matching breakfast bar to the Work surfaces, internal single glazed window, internal door to the utility room extension.

Utility Room 8' 7" x 7' 10" (2.611m x 2.375m) UPVC windows to 3 sides, ceramic tiled floor, wall mounted Worcester gas combination central heating boiler, stainless steel sink and drainer, quality rear entrance door.

Bedroom One 12' 11" x 9' 3" (3.943m x 2.828m) UPVC window to the front which shows the views of Winter Hill which can be enjoyed, fitted blinds, radiator.

Bedroom Two 9' 10" x 8' 8" (2.990m x 2.633m) UPVC window to the front which shows the views of Winter Hill which can be enjoyed, fitted blinds, radiator.

Shower/Wet Room 6'18"1" x 5' 4" (1.884m x 1.636m) Designed with easy access in mind, the wet room benefits from a three-piece suite comprising: white WC, white pedestal wash hand basin and easy access shower area with electric shower, UPVC window, built-in storage space.

Garage 16'18"4" x 8' 3" (4.933m x 2.526m) The garage is accessed via an up and over vehicle access door to the front, there is power and lighting, the trip switch fuse box is on the left-hand wall as is the electric and gas meter, access can be gained from the rear of the garage to the rear garden.

Driveway There is excellent private driveway parking in addition to the garage.

Externally The front garden has been landscaped with an excellent rockery and a superb colourful array of flowers, bushes and small ornamental trees. The rear garden enjoys both a lawn areas with well stocked borders and excellent patio space ideal for entertaining, there is a greenhouse. There is a sloping pathway from the rear entrance door onto the garden.

Plot Size The overall plot size is around zero 0.007 of an acre.

Tenure Our clients advise us that the property is freehold. We of course encourage all interested parties to read the auction pack.

Bolton Council Tax The property is located in the borough of Bolton and the Bolton Council tax band rating C.

Flood Risk Information Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Conservation Area Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 at your convenience.

