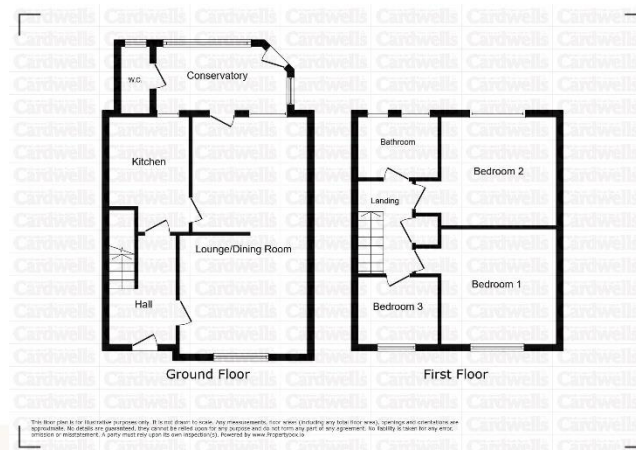




BROOKDALE, BELMONT, BL7 8BR



- Three bedroom family home
- Two reception rooms
- Conservatory to rear
- Fitted kitchen
- Shower room and guest WC
- Gardens to front and rear
- Lovely countryside views
- No onward chain delay



£240,000

BOLTON 11 Institute St, Bolton, BL1 1PZ T: 01204 381 281 E: bolton@cardwells.co.uk	BURY 14 Market St, Bury, BL9 0AJ T: 0161 761 1215 E: bury@cardwells.co.uk	LETTINGS & MANAGEMENT 11 Institute St, Bolton, BL1 1PZ T: 01204 381 281 E: lettings@cardwells.co.uk
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Located in a popular cul-de-sac within the highly regarded Belmont village being close to countryside walks, sailing club, pubs and transport links to the M65, this three bedroom home offers good sized accommodation with a convenient location. The accommodation would benefit from some updating however it currently comprises good sized entrance hall, lounge which opens onto the dining area, fitted kitchen, conservatory, guest WC, three bedrooms and a modern shower room with three-piece suite. There is a detached garage on a separate plot to the rear of the property. Early viewing of this property is advised which in the first and should be by our virtual viewing video and then in person by calling our Cardwells Estate Agents Bolton office on 01204 381281, online at cardwells.co.uk or by emailing bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: 11' 2" x 6' 7" (3.4m x 2.0m) Double glazed door and window to the front elevation leading into the hall. Stairs lead off to the first floor landing. Under stairs storage. Radiator.

Lounge: 13' 5" x 13' 1" (4.1m x 4m) Double glazed window to the front elevation enjoying magnificent countryside views. Wall mounted gas fire. Radiator. Opens into the dining room.

Dining room: 11' 6" x 10' 2" (3.5m x 3.1m) Double glazed window and door to the rear elevation leading into the conservatory. Radiator. Door through to the kitchen.

Kitchen: 11' 10" x 8' 6" (3.6m x 2.6m) Double glazed window to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Four burner gas hob with electric oven and extractor hood. Space for fridge freezer. Integrated one and a half bowl sink and drainer. Plumbed for washing machine. Door leads into the hall.

Conservatory: 13' 9" x 6' 11" (4.2m x 2.1m) Double glazed windows to two elevations with double glazed door to the rear providing access to the garden. Electric wall mounted heater. Power and lighting. Door leads through to the guest WC.

Guest w.c: 6' 11" x 2' 7" (2.1m x 0.8m) Double glazed window to the rear elevation. Two piece suite comprising dual flush WC and corner hand wash basin. Wall mounted electric heater.

First floor landing: Stairs lead off the hall to the first floor landing. Loft access. Airing cupboard.

Bedroom 1: 11' 10" x 11' 10" (3.6m x 3.6m) Double glazed window to the front elevation enjoying the countryside and distant views. Radiator.

Bedroom 2: 11' 10" x 11' 2" (3.6m x 3.4m) Double glazed window to the rear elevation. Radiator.

Bedroom 3: 8' 2" x 6' 11" (2.5m x 2.1m) Double glazed window to the front elevation. Central heating boiler. Radiator.

Shower room: 8' 2" x 6' 3" (2.5m x 1.9m) Two double glazed windows to the rear elevation. Walk in shower cubicle. Vanity sink with storage and dual flush WC. Tiled floor. Tile elevations. Chrome heated towel rail.

Outside: The property occupies a slightly elevated position allowing for magnificent open countryside and distant view to the front. The front has a low maintenance artificial grass area with planted border whilst the rear has a sloping artificial grass lawned area with shrub borders and steps leading up to the rear pedestrian access.

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 21 May 1980

Council tax: Cardwells estate agents Bolton research indicates the property is band C £2182 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 a property, perhaps Cardwells can be of assistance? A accurate up-to-date property valuation may be an ideal place to start your next move planning and we provide these free of charge and with no obligation. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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

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

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