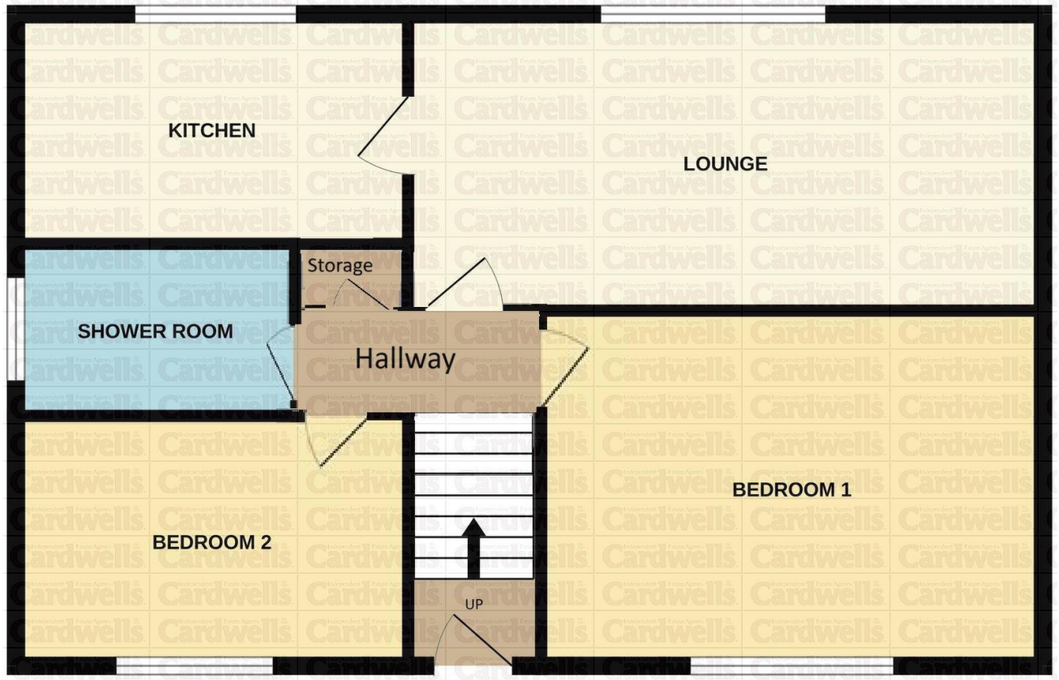
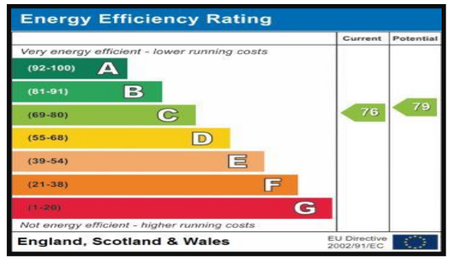
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HATHERLEIGH WALK, BREIGHTMET, BL2 6TS



- Recently refurbished. Ideal 1st home
- 2 bedrooms, upper floor position
- Stylish kitchen & shower room
- Quality carpets, neutral decorations
- Single garage for parking
- Lawned garden to the front
- uPVC DG, gas combi C.H
- No upward chain delay. Viewing video





Offers Over £105,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
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E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
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T: 01204 381 281
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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 recently refurbished and ready to move into first floor, two bedroom property that may make a perfect first home. Situated on the cusp of beautiful local countryside the location is ideal for those who like to explore on foot or bicycle, the countryside feel is in abundance whilst still being close to excellent every day amenities and within easy reach of: Bolton, Bury, the motorway network, popular schools, shops, restaurants and sporting clubs and facilities. Importantly, for a property of the style there are no management fees to pay, there is a lawned garden area to the front and a garage for parking. The approximate floor area is around 538 ft.² and briefly comprises: entrance leading to the stairs, hallway/landing with built-in storage space, generously proportioned lounge/diner, quality professionally fitted kitchen, too good bedrooms, the second with fitted wardrobes and the master with large built-in storage space and a modern stylish three-piece shower room suite. Externally there are gardens to the front and a garage. Importantly the property is sold with no further upward chain delay and early vacant possession meaning that once the sale is agreed it is hoped a prompt completion can be arranged. In the first instance there is a walk-through viewing video available to watch and then 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area is around 538 ft.²/50 m².

Entrance: uPVC entrance door leads to the newly carpeted stairs.

Hallway/landing: 6' 3" x 3' 4" (1.914m x 1.011m) Built-in storage space, wall mounted Alarm panel, loft access point, recently decorated, quality carpeting.

Lounge diner: 14' 4" x 11' 2" (4.360m x 3.416m) Large uPVC window to the rear complete with fitted blinds, radiator, neutral decorations, quality carpeting, USB plug socket.

Kitchen: 8' 11" x 8' 3" (2.726m x 2.508m) Professionally fitted kitchen with an excellent range of matching column drawers, base and wall cabinets, oven/grill, electric hob with extractor over, stainless steel single bowl sink and drainer with mixer tap over, there is a fridge and washing machine in situ, ceramic wall tiling, wall mounted Potterton Promax combi HE plus boiler, uPVC window, spot lighting, neutral decorations.

Master bedroom: 12' 1" x 10' 4" (3.682m x 3.141m) Large uPVC window to the front, radiator, thick carpeting, neutral decorations, generous built-in storage area containing the fuse box.

Bedroom 2: 10' 0" x 8' 5" (3.036m x 2.578m) uPVC window to the front, radiator, neutral decorations, quality carpeting, fitted wardrobes to one wall.

Shower room: Establish three-piece white shower room suite comprising: pedestal wash hand basin, jewel flush WC and generous shower area with electric shower, radiator, UPVC window, neutral decorations.

Plot size: The overall approximate plot size is around 0.05 of an acre.

Gardens: Garden area is to the front of the property and his predominantly laid to lawn behind a low level fence with mature strips and trees.

Garage: There is a single garage on the colony of garage accessed, when you turn right out of the front garden and right again and the garage is on the right hand side. See the title plan.

Chain details: The property is sold with early vacant possession and no further chain delay.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property Leasehold enjoying the term of 999 years from the 28th of July 1977 and we are awaiting confirmation of the ground, for guidance, others that we have handled the sale of have had a annual ground rent of around £20 per annum.

Bolton council tax: The property is located in the borough of Bolton and the Council tax band rating A, with an approximate annual cost for the year to 2023 of £1,600.

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

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















