



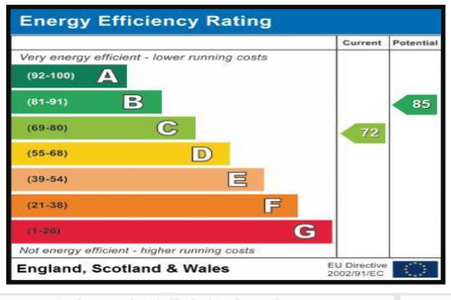


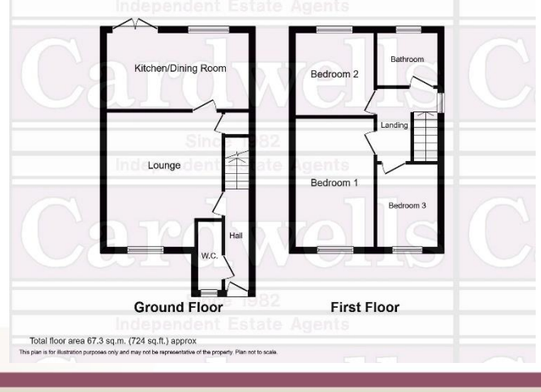











Independent Estate Agents Cardwells Est. 1982

Independent Estate Agents Cardwells Est. 1982

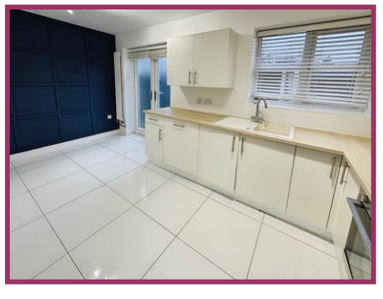
www.cardwells.co.uk

# BRIERWOOD, BOLTON, BL2 2PF



- Modern Semi Detached
- Three Bedrooms
- Stylish Lounge
- Contemporary Dining / Kitchen
- Lovely Gardens
- Large Outhouse
- Driveway Parking
- No Onward Chain Delay





## £239,000


**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





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 modern and beautifully presented three-bedroom semi-detached family home, situated within a highly popular and convenient residential location in the Tonge Moor area of Bolton. Ideally suited to growing families, the property is positioned close to a wide range of local amenities, highly regarded schools and excellent transport connections, whilst also benefiting from a versatile garden outbuilding ideal for home working, leisure or fitness use. The property enjoys easy access to a variety of everyday amenities, including local convenience stores, supermarkets, cafés, takeaways, healthcare facilities and leisure amenities. Nearby Bolton Town Centre offers an extensive range of shopping, dining and entertainment facilities, while local parks and green spaces provide excellent opportunities for recreation and outdoor pursuits. Families will appreciate the excellent educational provision nearby. The property is within easy reach of a number of well-regarded primary schools, including Castle Hill Primary School, Tonge Moor Primary Academy, St Columba's RC Primary School and The Valley Community Primary School, together with popular secondary schools such as Canon Slade School, Sharples School and Eden Boys' School, Bolton. These highly regarded schools continue to make the area particularly attractive to family buyers. For commuters, the location offers excellent transport links. Hall i' th' Wood Railway Station is approximately one mile away and provides regular services to Bolton, Manchester, Blackburn and surrounding areas. Frequent local bus services operate along nearby Crompton Way, Tonge Moor Road and surrounding routes, connecting residents with Bolton town centre, Astley Bridge, Sharples, Breightmet and neighbouring districts. The property also benefits from straightforward access to the A58, A666 St Peter's Way and the M61 motorway network, making travel throughout Greater Manchester and the North West particularly convenient.

The accommodation briefly comprises an entrance hall, guest WC, comfortable lounge and a modern kitchen dining room to the ground floor. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom fitted with a modern white suite. Externally, the property enjoys an open-plan front garden and a generous block-paved driveway providing ample off-road parking extending along the side elevation. To the rear is a delightful enclosed family garden featuring an artificial lawn and attractive Indian stone paving, creating an ideal space for children, pets and outdoor entertaining. A particular feature of the property is the substantial timber outbuilding, thoughtfully divided into two separate rooms. One has previously been utilised as a games room/gym, whilst the second provides an excellent home office or study, perfectly suited to modern family lifestyles and hybrid working.

Combining stylish accommodation, excellent local schooling, convenient amenities, versatile outdoor space and superb commuter links, this attractive family home is certain to appeal to a wide range of purchasers. Early viewing is highly recommended and can be arranged through Cardwells Estate Agents Bolton on 01204 381281 or via bolton@cardwells.co.uk.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC frosted double glazed front door leading to

**Entrance hall:** Radiator, staircase to the landing, door leading to

**Guest w.c:** uPVC frosted double glazed window front aspect, close couple WC, wash basin with mixer tap in set to vanity cupboard, radiator.

**Lounge:** 14' 5" x 12' 2" (4.39m x 3.71m) uPVC double glazed window front aspect, feature fireplace incorporating a living flame gas fire, radiator, built in under stairs storage cupboard.

**Kitchen dining room:** 15' 3" x 8' 2" (4.64m x 2.49m) uPVC double glazed window and matching French doors rear garden aspect range of modern fitted wall and base units with complimentary working surfaces, built in oven and grill, inset four ring gas burner hob with an extractor hood above, inset single bowl single drainer sink unit with mixer tap, integrated dishwasher, integrated washing machine, tiled floor, vertical radiator.

**Landing:** uPVC frosted double glazed window side aspect, access to loft.

**Bedroom 1:** 13' 9" x 8' 5" (4.19m x 2.56m) uPVC double glazed window front aspect, radiator below.

**Bedroom 2:** 8' 10" x 8' 9" (2.69m x 2.66m) uPVC double glazed window rear aspect, radiator below.

**Bedroom 3:** 8' 10" x 6' 6" (2.69m x 1.98m) uPVC double glazed window front aspect, radiator below.

**Bathroom:** uPVC frosted double glazed window rear aspect, white suite comprising, panel enclosed bath and separate shower unit above, wash basin, close coupled WC, radiator, tiling to the walls, extractor fan.

**Outside:** Outside there is an open plan laid to lawn garden. A block paved driveway provides ample parking and leads along the side elevation. To the rear there is a lovely enclosed garden with an 'Astroturf' style surface and Indian stone paving. There is also a wooden decked area, external hot and cold taps and a security light to the rear elevation. There is plumbing for a hot tub and drainage.

**Outhouse - section one** 13' 9" x 9' 10" (4.2m x 3.0m) Timber construction with French doors to the front. Power and lighting.

**Outhouse - section two** 9' 6" x 7' 7" (2.9m x 2.3m) Timber structure with power and lighting.

**Viewing:** All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, lettings@cardwells.co.uk, www.cardwells.co.uk 7 days a week.

**Council tax:** Cardwells estate agents Bolton research indicates the property is band B annual cost of £1866

**Tenure:** Cardwells estate agents Bolton research indicates the property is leasehold, 999 years from 30 January 2004

**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.

**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).













Independent Estate Agents Est. 1982 Cardwells