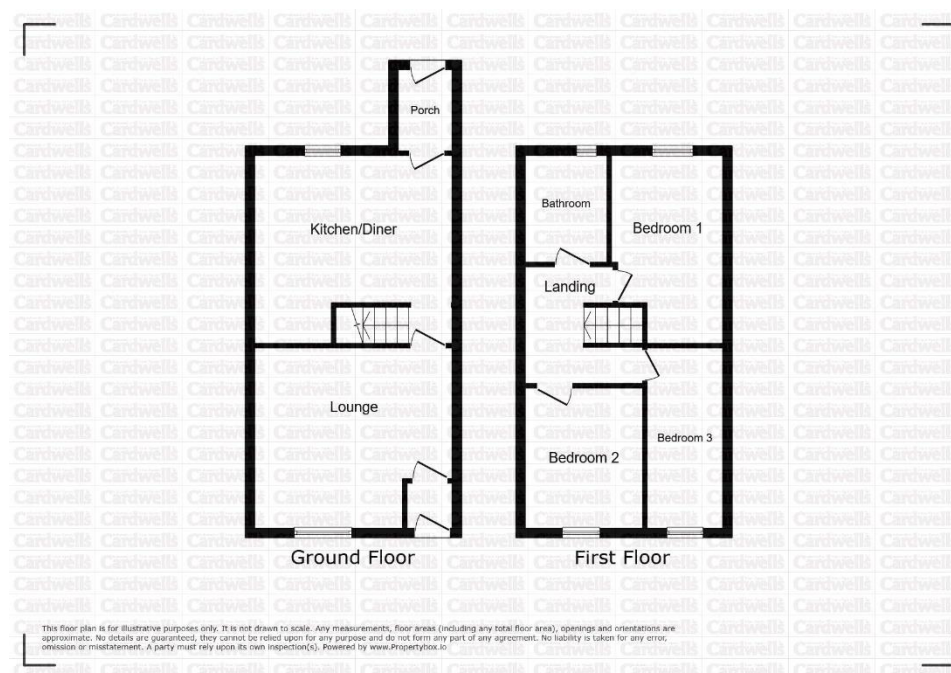
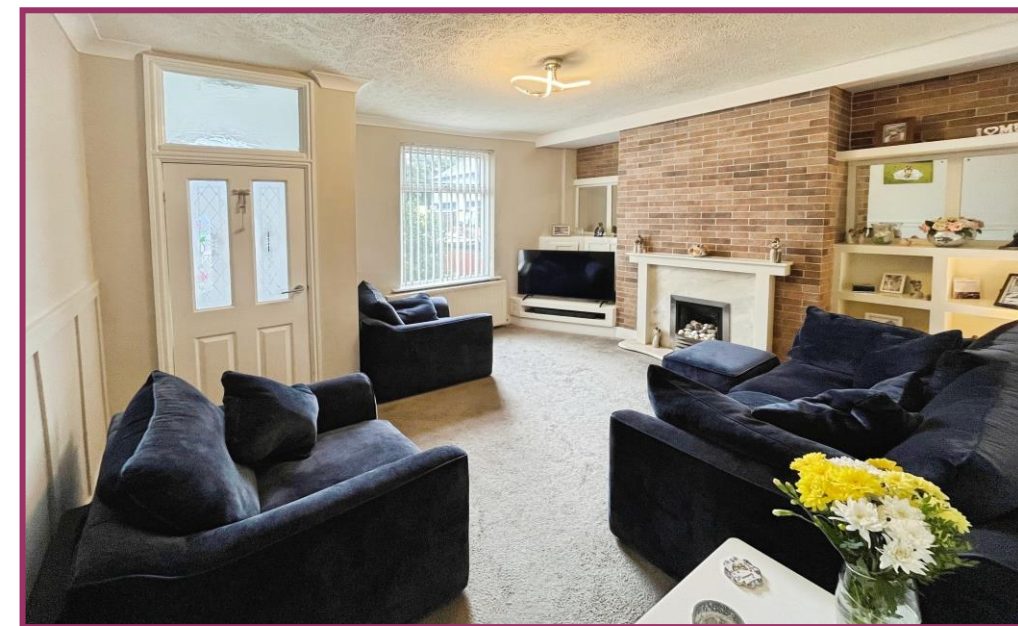




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BURY ROAD, BRIGHTMET, BL2 6NU



- Garden fronted mid terraced
- Beautifully presented throughout
- Three bedrooms
- Three piece family bathroom
- Low maintenance rear garden
- Potential for off road parking
- Modern fitted kitchen/diner
- Close to shops, schools and commuter routes



£160,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Situated in the popular area of Brightmet, this well presented garden fronted mid terrace property offers spacious family accommodation, with modern fixtures and fittings and excellent access to a wide range of local amenities. Upon entering the property, you are welcomed through a vestibule which leads into a generous lounge. This attractive reception room features stylish wood panelling to the walls, creating a warm and inviting living space ideal for relaxing and entertaining. To the rear of the property is a spacious kitchen/diner fitted with an extensive range of wall and base units, complemented by a variety of integrated appliances, including an induction hob, double electric oven, slimline dishwasher, washing machine, dryer, fridge and freezer. The kitchen provides ample space for family dining and everyday living. A useful rear porch offers additional practicality and provides direct access to the rear garden. The first floor accommodation comprises three well proportioned bedrooms, offering flexibility for growing families, those working from home or visiting guests. The accommodation is completed by a modern three piece family bathroom suite. Externally, the property benefits from a low maintenance rear garden featuring an artificial lawn and patio seating area, creating an ideal space for outdoor entertaining and family enjoyment throughout the year. There is also potential to create off road parking to the rear, subject to any necessary permissions. Brightmet remains a highly sought after residential location, benefiting from a range of local shops, supermarkets, medical centres, dental practices and leisure facilities. The property is well placed for a number of highly regarded primary and secondary schools, making it particularly attractive to families. Excellent transport links are available nearby, with convenient access to Bolton town centre, Bury, Manchester and surrounding areas via the A58, A666 and M61 motorway network, making this an ideal choice for commuters. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Ceiling light point, tiled floor, door into the lounge.

Lounge: 14' 3" x 13' 3" (4.34m x 4.03m) Ceiling light point, coving to the ceiling, wood panelling to the walls, double glazed window to the front, radiator, living flame gas fire and surround.

Kitchen/diner: 14' 2" x 13' 8" (4.33m x 4.16m) Ceiling light point, double glazed window to the rear, range of fitted wall and base units with complementary worktops, integrated one and a half bowl sink with mixer tap and drainer, extractor fan, induction hob, double electric oven, washing machine, dryer, dishwasher, fridge and freezer with space for a bottle fridge, tiled floor with splashback to the walls.

Rear Porch: 3' 6" x 2' 11" (1.06m x 0.88m) Ceiling light point, laminate flooring, door leading to the rear garden.

Landing: Ceiling light point, loft access, laminate flooring.

Bedroom 1: 13' 8" x 8' 1" (4.17m x 2.47m) Ceiling light point, coving to the ceiling, double glazed window to the rear, radiator, fitted wardrobes, laminate flooring.

Bedroom 2: 10' 2" x 8' 6" (3.11m x 2.60m) Ceiling light point, double glazed window to the front, coving to the ceiling, laminate flooring, radiator.

Bedroom 3: 13' 4" x 5' 6" (4.06m x 1.68m) Ceiling light point, double glazed window to the front, radiator.

Bathroom: 8' 1" x 5' 11" (2.46m x 1.81m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, extractor fan, three piece suite incorporating a WC, vanity unit with inset sink, panel bath with mixer tap and shower above, tiled splashback to the walls.

Externally: To the front of the property there is gated access to a low maintenance garden. The rear garden is low maintenance with an artificial lawn and a flagged patio area. The garden has space for a shed with a gate leading to the rear. There is also the potential off road parking.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 24 December 1873

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.

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

