









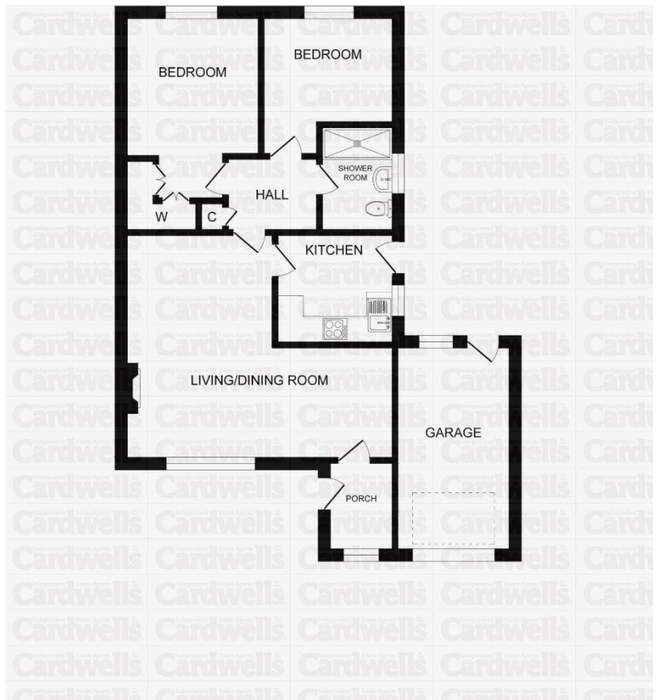

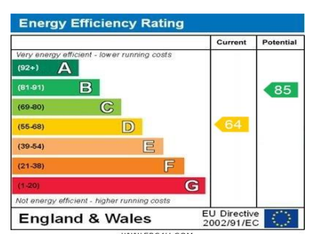

Independent Estate Agents Cardwells Est. 1982

www.cardwells.co.uk

BRIGGS FOLD ROAD, EGERTON, BL7 9SQ



- Detached true bungalow, Well-presented
- Two bedrooms
- Sought-after Egerton location
- Open-plan lounge and dining room
- Modern fitted kitchen
- Contemporary shower room
- Delightful gardens, Attractive open views
- Single garage and driveway







£292,500

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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.

Cardwells Estate Agents are delighted to offer for sale this attractive detached true bungalow, occupying a pleasant position within the highly regarded village of Egerton. Offering well-maintained accommodation throughout, together with delightful gardens, and lovely open views, this is a superb opportunity for those seeking spacious single-level living. The accommodation briefly comprises an entrance porch, a bright and spacious open-plan lounge and dining room which provides an excellent space for relaxing. There is a modern fitted kitchen with a range of contemporary wall and base units, two well-proportioned bedrooms, and a stylish modern shower room. Externally, the property is complemented by beautifully tended gardens which provide colour and interest throughout the seasons, along with pleasant seating areas from which to enjoy the attractive outlook. A driveway provides off-street parking and leads to a single garage, offering additional storage and practicality. Briggs Fold is ideally placed for access to Egerton's excellent amenities, including local shops, cafés, popular restaurants, beautiful countryside walks and convenient transport links. 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:

Entrance Porch: UPVC double glazed entrance porch, tiled floor.

Open lounge dining room: 20' 3" x 17' 2" (6.16m x 5.24m) UPVC double glazed bay window to the front aspect, feature Portuguese limestone fireplace incorporating a living flame gas fire, radiator, dado rail, coving to the ceiling.

Dining Area: Radiator, dado rail, coving to the ceiling.

Kitchen: 8' 11" x 8' 3" (2.71m x 2.51m) UPVC double glazed window and door, side aspect, range of modern fitted wall and base units with complementary working surfaces and splashbacks, recess display lighting beneath the wall units, stainless steel sink unit with mixer tap, built in oven and grill, induction hob, concealed extractor hood above, radiator, space and plumbing for a washing machine, space for a fridge freezer.

Inner Hallway: Fitted airing/storage cupboard. Access to the loft, doors lead to:

Bedroom One: 15' 11" x 10' 2" (4.84m x 3.11m) UPVC double glazed window to the rear garden aspect, radiator below, fitted wardrobes with matching drawers.

Bedroom Two: 10' 0" x 10' 5" (3.05m x 3.17m) UPVC double glazed window to the rear garden aspect, radiator below.

Shower Room: 7' 10" x 5' 5" (2.40m x 1.65m) UPVC frosted double glazed window to the side aspect, contemporary white suite comprising, double width shower cubicle, wash basin with mixer tap inset to a vanity unit, close coupled WC, heated towel rail, radiator, part tiling to the walls, extractor fan.

Outside: There is a block paved driveway to the front providing off street parking leading to a single garage, with an up and over door. There is a laid to lawn garden with plant borders. Steps lead up to the front elevation. A paved pathway provides further access along the side elevation. There is a delightful rear garden which is well stocked and mature with trees plants and floral displays. There is a laid to lawn garden and a wooden shed. Directly behind the property is a wooden decked patio and steps laid down to a further patio area. An external door gives access to the garage and a gate gives access along the side elevation.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.09 acres.

Approx Floor Area: The overall approximate floor area is around 81 square metres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2133

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

















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