



Independent Estate Agents  
**Cardwells** Est. 1982

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**ST. JAMES AVENUE, BRIGHTMET, BL2 6HY**



- Bay fronted semi detached family home
- Three good sized bedrooms
- Loft room utilised as a bedroom
- Two reception rooms
- Indian sandstone driveway for two cars
- Many character features
- Kitchen with quartz worktops & breakfast bar
- Close to local amenities and commuter routes



**£250,000**

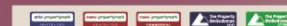
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Situated within a quiet cul-de-sac just off Bury Road, this beautifully presented family home offers spacious and immaculately maintained accommodation throughout. The property has been extensively renovated by the current owners, blending wonderful character features with modern-day requirements to create a superb family home full of charm and practicality. Many original features have been carefully retained, including coving and picture rails, while sympathetic improvements throughout enhance both the style and functionality of the home.

Ideally located for a range of local amenities, shops, well-regarded schools and excellent transport links, the property also enjoys convenient access to both Bolton and Bury town centres.

Internally, the accommodation comprises a welcoming entrance hallway, a cosy lounge featuring a multi-fuel wood-burning stove, a separate dining room, and a stylish modern kitchen with quartz worktops to the ground floor. To the first floor, there are three generously sized bedrooms and a family bathroom. A further loft room currently utilised as a bedroom is accessed via a staircase from the landing to the second floor, offering additional versatile space.

Externally, the property benefits from an Indian sandstone driveway providing off-road parking for two cars to the front, which continues along the side of the house via a pathway to the attractive, low-maintenance rear garden. The rear garden is also finished in Indian sandstone and features a raised seating area ideal for al fresco dining, an outbuilding, and raised borders.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hall:** Ceiling light point, double glazed window to the front, coving to the ceiling, picture rail, laminate effect flooring, radiator, stairs leading to the first floor.

**Lounge:** 13' 1" x 12' 4" (3.99m x 3.76m) Ceiling light point with rose, coving to the ceiling, radiator, double glazed bay window to the front, multi fuel wood burning stove.

**Dining area:** 17' 10" x 10' 11" (5.44m x 3.33m) Ceiling light point, radiator, coving to the ceiling, bay with double glazed French doors leading to the rear, open into the kitchen.

**Kitchen area:** 11' 7" x 8' 0" (3.53m x 2.44m) Downlights, double glazed window to the rear, range of fitted wall and base units with complimentary Quartz worktops and breakfast bar incorporating an extractor fan, integrated five ring gas hob, double electric oven, one and a half bowl ceramic sink with mixer tap and drainer, space for an American style fridge/freezer and dishwasher, tiled splashback to the walls, laminate effect flooring.

**Landing:** Ceiling light point, radiator, double glazed window to the side.

**Bedroom 1:** 14' 11" x 13' 3" (4.54m x 4.03m) Ceiling light point, double glazed window to the front, radiator, picture rail.

**Bedroom 2:** 12' 5" x 10' 6" (3.79m x 3.21m) Ceiling light point, double glazed window to the rear, laminate effect flooring, radiator, picture rail.

**Bedroom 3:** 11' 7" x 8' 10" (3.54m x 2.70m) Ceiling light point, double glazed window to the rear, laminate effect flooring, radiator.

**Bathroom:** 7' 7" x 6' 2" (2.32m x 1.88m) Downlights, double glazed window to the front, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap and shower above, tiled floor with splashback to the walls.

**Loft room:** 19' 6" x 12' 10" (5.94m x 3.90m) Currently being utilised as a bedroom, double glazed window to the side, wooden flooring, storage to the eaves.

**Outside:** To the front of the property there is an Indian sandstone driveway for two cars which carries on down the side of the property via a path to the low maintenance rear garden, Indian sandstone, with a raised area which is perfect for al fresco dining, brick shed and raised borders.

**Viewings:** Please call Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is leasehold, 999 years from 1 May 1908

**Council tax:** Cardwells estate agents Bolton research indicates the property is band B £1763 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 or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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.

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