



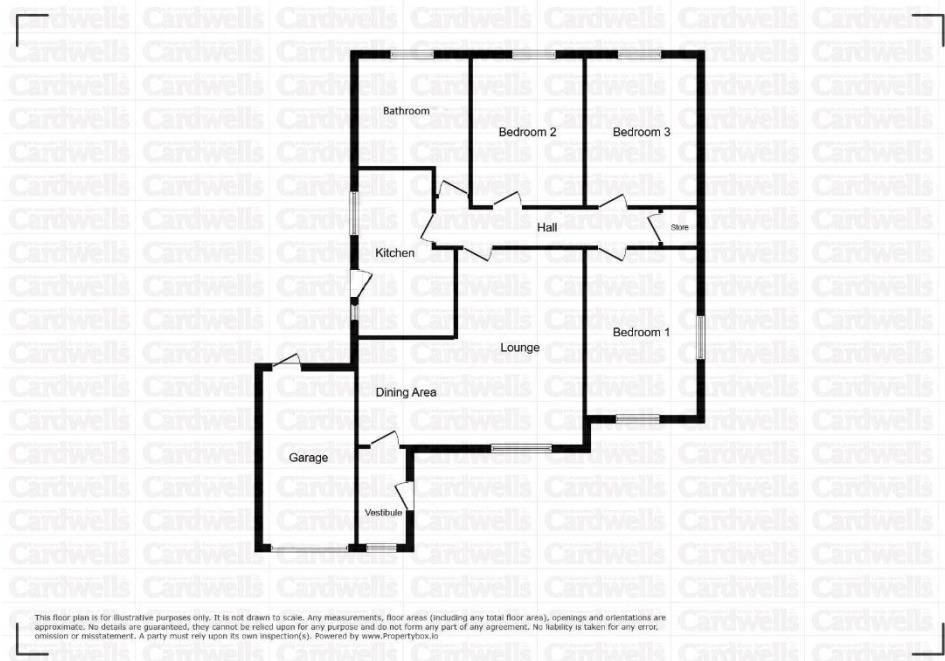
Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**BRIGGS FOLD ROAD, EGERTON, BL7 9SQ**



- Detached true bungalow
- Three fitted bedrooms
- L shaped lounge dining room
- Fitted kitchen
- Four piece bathroom
- Garage and gardens
- Requires some updating
- No onward chain delay



**Offers in the Region Of £300,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

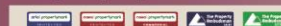
**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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This sizable three bedroom detached true bungalow is located in one of the more prestigious areas of Egerton having lovely distant views from the front and enjoying a slightly elevated position. The accommodation is well presented, although it is fair to say most buyers would probably wish to update and add their own personal taste. Located on a good sized plot, the accommodation currently comprises entrance vestibule, L-shaped lounge / dining room, inner hallway, fitted kitchen, three fitted bedrooms and a four piece family bathroom. Externally the property enjoys a good sized plot with garden areas and driveway to the front and fence enclose private garden to the rear with wooden summer house. Early viewing is advised which in the first instance can be via our virtual viewing video and then in person by contacting our Cardwell's Estate Agents Bolton office on (01204) 381281, online at [cardwells.co.uk](http://cardwells.co.uk) or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

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

**Entrance Vestibule:** 8' 6" x 4' 3" (2.6m x 1.3m) Double glazed window to the front elevation. Double glazed door to the side elevation. Radiator. Recessed spotlights. Glazed door leading into the open plan lounge dining.

**Open Plan L-shaped lounge dining room:** 20' 0" x 17' 5" (6.1m x 5.3m)

**Dining Area:** 9' 2" x 8' 10" (2.8m x 2.7m) Radiator. Opens onto the lounge area.

**Lounge area:** 11' 2" x 17' 5" (3.4m x 5.3m) Double glazed bay window to the front elevation. Stone hearth with living flame gas fire and TV plinth. Radiator. Door leading through to the hallway.

**Kitchen:** 14' 9" x 8' 10" (4.5m x 2.7m) Double glazed window and door to the side elevation. Window to the side elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Tiled floor. Four burner gas hob. Electric oven. Space for fridge freezer. Integrated dishwasher.

**Bedroom One:** 14' 9" x 9' 10" (4.5m x 3.0m) Double glazed windows to the front and side elevations. Range of fitted bedroom furniture to include dressing table wardrobes and over bed bridging. Radiator.

**Bedroom Two:** 12' 10" x 9' 10" (3.9m x 3.0m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

**Bedroom Three:** 12' 10" x 9' 10" (3.9m x 3.0m) Fitted wardrobes. Double glazed window to the rear elevation. Radiator.

**Bathroom:** 7' 10" x 9' 10" (2.4m x 3.0m) Double glazed window to the rear elevation. Four piece suite comprising bath with shower over, walk-in shower cubicle, close coupled WC and pedestal wash hand basin. Tiled floor. Part tiled elevations. Radiator.

**Externally:** The front of the property enjoys a good sized garden area, laid mainly to lawn, with block paved driveway for up to 2-3 vehicles leading to the attached garage. The rear has a paved patio area to the side leading around to the rear with fence enclosed garden area laid mainly to lawn. Wooden summer house with power and lighting.

**Viewings:** All viewings are by advance appointment with 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 Freehold.

**Council tax:** Cardwells estate agents Bolton research indicates the property is band D £2267 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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

