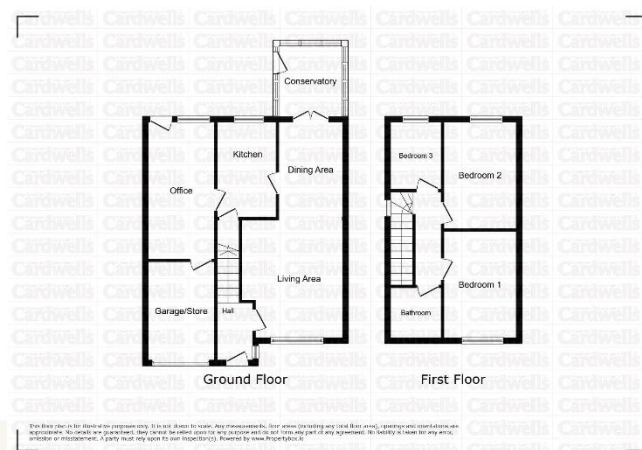




SOMERTON ROAD, BRIGHTMET, BL2 6LW



- Three bedroom semi detached
- Large driveway
- 2 Reception rooms plus conservatory
- Modern fitted kitchen
- Garage with versatile room
- Fitted wardrobes to 2 bedrooms
- Landscaped rear garden
- Close to Harwood amenities



£250,000

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.



Cardwells Estate Agents Bolton are offering for sale this well-presented three-bedroom semi-detached home on Somerton Road, offering excellent parking, a modern interior, and a landscaped garden perfect for families. Located close to Harwood village amenities, bars, restaurant's, shops, schools and strong transport links, including Bromley Cross and Hall i' th' Wood stations for easy access to Bolton and Manchester, this is a convenient and attractive family home in a sought-after area. A large block-paved driveway provides parking for up to four cars and leads to a part-converted garage, ideal for storage or a home office. Inside, the property offers two bright reception rooms: an open-plan lounge and dining area with wood-effect flooring, plus a conservatory overlooking the garden, great as a second sitting room or playroom. The modern kitchen features contemporary cabinets and tiled flooring. Upstairs, you'll find three bedrooms, two with extensive fitted wardrobes, and a stylish family bathroom with modern tiling and a shower-over-bath. The rear garden is a standout feature, with a generous patio and a well-kept lawn—perfect for outdoor dining and children's play.

Viewing is highly recommended and strictly by appointment. Please contact Cardwells Estate Agents Bolton by phone 01204381281, by email bolton@cardwells.co.uk or via email bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge: 25' 6" x 11' 8" (7.77m x 3.56m) This spacious living room has laminate flooring. There is a large uPVC double glazed window at the front which provides ample natural light. There is also spotlights fitted in the ceiling. There is also access to the conservatory.

Kitchen: 7' 0" x 11' 3" (2.13m x 3.43m) The kitchen has tiled flooring. There are fitted units which provide plenty of storage space. The fitted units include a gas hob which has an integrated extractor fan, an electric cooker and a sink. There is a uPVC double-glazed window at the rear and there is also access to the second reception room.

Office: 7' 2" x 16' 3" (2.18m x 4.95m) This room was originally the garage and was converted prior to the seller's ownership. The garage has been split in two and one half is being used as a second reception/office space. It is carpeted, there are fitted spotlights, there is a radiator and there is a uPVC double-glazed window at the rear. There is also access to the rear garden and access to the garage.

Garage: This space is currently being used for storage.

Conservatory: 8' 7" x 8' 5" (2.62m x 2.57m) The conservatory has tiled flooring. It has wrap-round uPVC double-glazed windows and provides access to the rear garden.

Bedroom 1: 12' 2" x 8' 9" (3.7m x 2.67m) This generously sized master bedroom boasts several fitted wardrobes. It is carpeted. There is a radiator providing plenty of warmth and there is a uPVC double-glazed window at the front.

Bedroom 2: 12' 7" x 8' 5" (3.84m x 2.57m) The second bedroom is of a similar size to the master bedroom. There are fitted wardrobes, a radiator, and a uPVC double-glazed window at the rear. It is also carpeted.

Bedroom 3: 8' 0" x 6' 3" (2.44m x 1.9m) The third and final bedroom of this property is carpeted. There is a radiator and a uPVC double-glazed window at the rear.

Bathroom: 6' 0" x 5' 9" (1.83m x 1.75m) This family bathroom is a three-piece bathroom. It boasts a bath with a shower fitting, a sink and a toilet.

Viewings: Please call Cardwells estate agents Bolton 01204381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 999 years from 25 March 1970

Council tax: Cardwells estate agents Bolton research indicate the property is band B £1866

Flood risk area: 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).

Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

