



**TWISSE ROAD, BOLTON, BL2 6NZ**



- Fully refurbished link detached property
- Hallway/lounge/dining kitchen
- New boiler/electrics/kitchen/bathroom
- Neutrally decorated throughout
- Excellent amenities /transport links
- Tucked away in a quiet cul de sac location
- Warmed by gas C.H, uPVC double glazed
- Double driveway parking/rear garden



**£225,000**

**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



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Cardwells Estate Agents Bolton offer to the market this fully refurbished link detached property which is tucked away on a quiet cul-de-sac on Twisse Road in Breightmet. Situated in a consistently popular residential area just behind Bury Road and as such in close proximity to excellent amenities, transport links with popular local nurseries and schools all within the catchment area. This lovely family home has recently benefited from a brand new boiler with a five year guarantee, new kitchen, bathroom, floorings, electrics, windows, doors and neutral decor throughout and it is in turn key condition. Briefly comprising: Composite entrance door, hallway with an enclosed staircase to the landing, lounge, dining kitchen, two good bedrooms and a three piece family bathroom. To the outside is double driveway parking giving access to a single link garage with power and the lighting and to the rear is a large enclosed garden. A personal inspection comes with our highest recommendations to appreciate all on offer and this can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). In the first instance is a walk through video for your perusal.

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

Composite entrance door into.

**Hallway:** 6' 4" x 3' 10" (1.93m x 1.17m) Wall mounted radiator, enclosed staircase to the landing.

**Lounge:** 13' 10" x 13' 10" (4.21m x 4.21m) Feature fireplace and surround, uPVC double glazed window, wall mounted radiator.

**Dining kitchen:** 8' 1" x 13' 9" (2.46m x 4.19m) Professionally fitted kitchen comprising sink unit with mixer tap over, high gloss base and wall units, oven, four ring hob with extractor above, complementary tiled splash backs, worktops, space for white goods, wall mounted radiator, two uPVC double glazed windows, composite door giving access to the garden.

**Landing:** 2' 10" x 6' 6" (0.86m x 1.98m) Loft access point, uPVC double glazed window.

**Bedroom 1:** 12' 4" x 13' 10" (3.76m x 4.21m) uPVC double glazed window, wall mounted radiator, built in airing cupboard.

**Bedroom 2:** 9' 8" x 8' 1" (2.94m x 2.46m) uPVC double glazed window, wall mounted radiator.

**Family bathroom:** 6' 4" x 5' 5" (1.93m x 1.65m) Three piece suite comprising WC, wash basin on a vanity unit, bath with overhead T bar mixer shower, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

**Outside:** To the outside is double driveway parking leading to a single garage with power and lighting and there is a large enclosed rear garden.

**Garage:** 17' 2" x 8' 10" (5.23m x 2.69m) Housing the brand new 2026 gas combination boiler with a five year guarantee, power and lighting and an up and over door.

**Plot size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 58m<sup>2</sup>.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 791 years from August 1991.

**Council tax:** Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band B with Bolton Council at an approximate cost of around £1,757.00 per annum.

**Flood risk information:** 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.

**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)

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