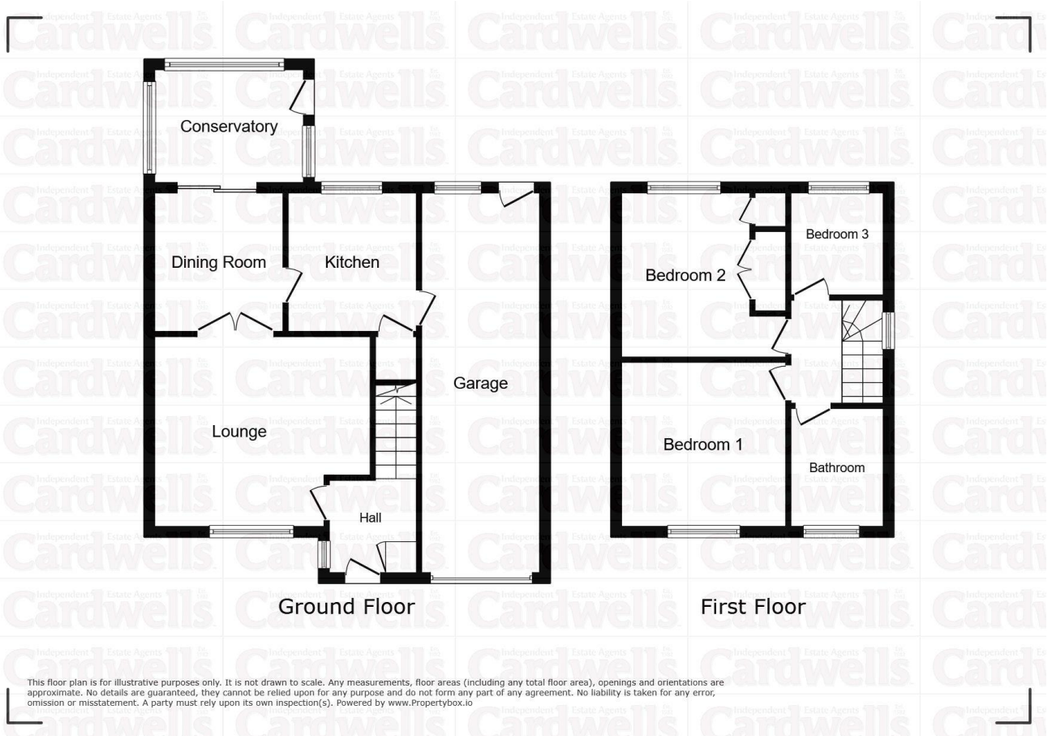










This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Independent Estate Agents Cardwells Est. 1982

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BRODICK DRIVE, BREIGHTMET, BL2 6TZ



- Detached family home
- Three bedrooms
- Two receptions
- Fitted kitchen
- Three piece bathroom
- Garage and gardens
- Popular location
- Early viewing advised







Offers in the Region Of £220,000

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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.

This three bedroom detached family home is located on the ever popular Brodick Drive in Breightmet with excellent access to wide ranging amenities. The accommodation is well presented and currently comprises; hall, lounge, dining room, conservatory, kitchen, three bedrooms and bathroom with three piece suite. There is an attached garage which runs the full length of the house and could potentially provide additional accommodation subject to the relevant permissions being obtained. Of particular note is the location, the property enjoys open views over gardens to the rear and a pleasant outlook to the front. 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:

Hall: 5' 7" x 5' 7" (1.7m x 1.7m) Double glazed door to the front elevation. Store cupboard. Stairs off to the first floor landing. Radiator.

Lounge: 13' 9" x 12' 2" (4.20m x 3.70m) Double glazed window to the front elevation. Living flame gas fire in sandstone surround. Radiator. Twin glazed doors lead into the dining room.

Dining Room: 8' 10" x 8' 2" (2.7m x 2.5m) Sliding patio doors to the rear elevation leading into the conservatory. Radiator. Opens onto the kitchen.

Kitchen: 8' 10" x 8' 2" (2.7m x 2.5m) Double glazed window to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Four burner gas hob with electric double oven. Under counter fridge. Plumbed for dishwasher. Tiled elevations. Tiled floor. Glazed door into the garage.

Conservatory: 9' 6" x 7' 3" (2.9m x 2.2m) Double glazed windows to three sides. Double glazed door to the side providing access to the garden. Tiled floor.

First floor landing: Double glazed window to the side elevation. Stairs lead off the hall to the first floor landing. Loft access.

Bedroom One: 10' 6" x 10' 6" (3.2m x 3.2m) Double glazed window to the front elevation. Radiator.

Bedroom Two: 10' 6" x 7' 7" (3.2m x 2.3m) Double glazed window to the rear elevation. Fitted wardrobes. Store. Radiator.

Bedroom Three: 6' 7" x 6' 3" (2.0m x 1.9m) Double glazed window to the rear elevation. Radiator.

Bathroom: 7' 7" x 6' 3" (2.3m x 1.9m) Double glazed window to the front elevation. Three piece suite comprising bath with electric shower over. Pedestal wash hand basin and close coupled w.c. Part tiled elevations. Radiator.

Garage: 24' 3" x 7' 7" (7.4m x 2.3m) Up and over door to the front elevation. Double glazed window and door to the rear. Power and light. Plumbed for washing machine.

Externally: The front of the property has a driveway leading to the garage. Low maintenance garden with planted borders. The rear enjoys a southerly aspect, low maintenance garden with shrub borders.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Approx Floor Area: The overall approximate floor area is around 69 square metres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 12 November 1977

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

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