



LONG LANE, BRIGHTMET, BL2 6EU



- Contemporary three bed semi detached
- Reception hallway/lounge/dining room
- Extended professionally fitted kitchen
- Landing/three bedrooms/family bathroom
- Block paved driveway for two cars
- Enclosed rear garden/outhouse storage
- Facing Leverhulme Park/excellent amenities
- Warmed by gas C.H/majority double glazed



£245,000

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 are pleased to offer to the market this extended three bedroom semi detached property on Long Lane. Being ideally situated for the areas outdoor pursuits and literally facing Leverhulme Park with excellent transport links via Bury Road into Bolton and the surrounding areas, in the catchment area for popular local nurseries and schools with an array of amenities close by. This contemporary property offers modern living for a growing family and briefly comprises: Porch, reception hallway, lounge, dining room, extended kitchen, landing with access to a boarded loft, three bedrooms and a very well appointed family bathroom suite. To the outside is a block paved driveway and there is an enclosed garden to the rear with a patio, raised timber decking and a storage outhouse with power and lighting. 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, seven days a week on 01204 381281 or via email at bolton@cardwells.co.uk. In the first instance there is an online walk through video for your perusal.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: uPVC build.

Reception hall: 14' 2" x 6' 4" (4.31m x 1.93m) Wall mounted radiator, under storage cupboard, timber glazed picture window.

Lounge: 11' 11" x 10' 6" (3.63m x 3.20m) uPVC double glazed bay window, wall mounted radiator.

Dining room: 13' 6" x 10' 6" (4.11m x 3.20m) uPVC double glazed window, wall mounted radiator.

Kitchen: 17' 8" x 6' 1" (5.38m x 1.85m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, high gloss base and wall units, worktops, oven, four ring gas hob with extractor above, complementary brick tiled splash backs, space for white goods, wall mounted radiator, two uPVC double glazed windows, uPVC door giving access to the rear garden.

Landing: Frosted uPVC double glazed window, access to a partially boarded loft with power and lighting.

Bedroom 1: 12' 7" x 10' 6" (3.83m x 3.20m) uPVC double glazed window, wall mounted radiator.

Bedroom 2: 10' 10" x 10' 6" (3.30m x 3.20m) uPVC double glazed window, wall mounted radiator.

Bedroom 3: 6' 7" x 6' 7" (2.01m x 2.01m) uPVC double glazed window, wall mounted radiator.

Bathroom: 9' 6" x 6' 7" (2.89m x 2.01m) Very well appointed three piece suite comprising Wc, pedestal wash basin, P shaped bath with mixer shower and fitted glass screen, full wall tiling, inset ceiling spotlights, frosted uPVC double glazed window, wall mounted heated towel rail.

Outside: To the outside is a block paved driveway and to the rear is an enclosed garden with a patio and timber raised decking area with a purpose built timber outhouse which has power and lighting.

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a freehold tenure.

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band B and the current cost is approximately £1,860.00 per annum payable to Bolton council.

Plot size: Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 83m².

Flood risk information: Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation area: Conservation area: Cardwells Estate Agents Bolton pre market research indicates that 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 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 Estate Agents Bolton 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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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.

