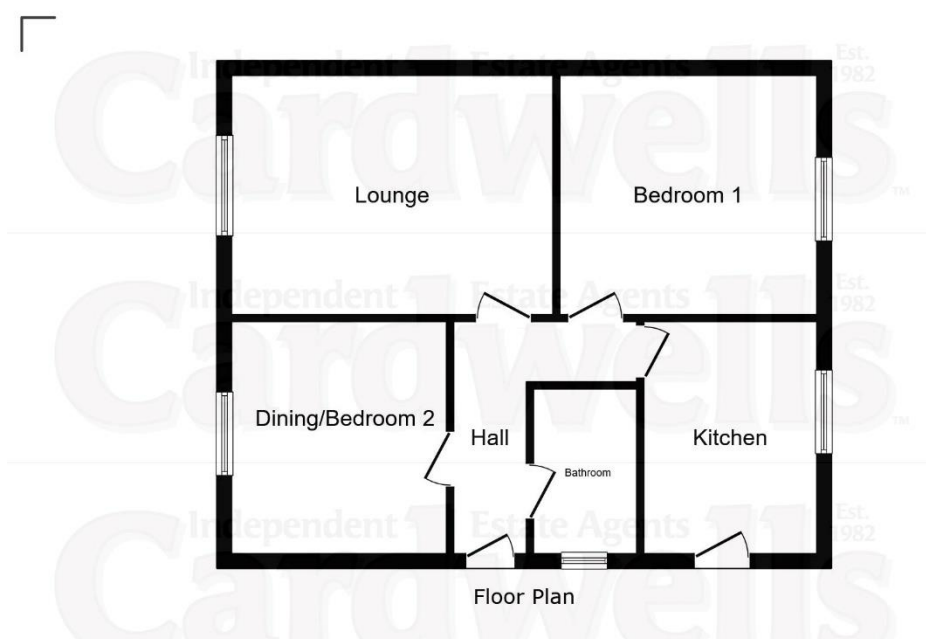




HIGHBRIDGE CLOSE, BRIGHTMET, BL2 6TF



- Very well presented 2 bed bungalow
- Hall/lounge/professionally fitted kitchen
- Double driveway/astro turf front garden
- Family bathroom/2 good bedrooms
- Detached garage with power and lighting
- Stunning corner plot gardens
- Quiet cul de sac location
- Highly regarded schools/transport links



£250,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

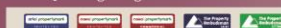
BURY

14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to the open market with the added advantage of no upward chain and vacant possession Cardwells Estate Agents Bolton are delighted to be appointed on this substantial corner plot 2 bedroom semi detached bungalow on Highbridge Close in Brightmet. Enjoying a lovely cul de sac location just off Somerton Road there are fantastic transport links to Bolton, Bury and beyond within walking distance with excellent amenities, local nurseries and schools all within close proximity. Briefly comprising: Reception hallway, lounge, a well equipped kitchen, 2 bedrooms and a family bathroom. Warmed by gas central heating via a Vaillant combination boiler and uPVC double glazed throughout. To the outside is a double drive and a laid to Astroturf front garden leading to a detached garage with power and lighting and there are stunning laid to lawn corner plot gardens. There really is much to be admired about this lovely property and viewings can easily be arranged, seven days a week by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC entrance door into.

Reception hallway: 10' 10" x 10' 5" (3.30m x 3.17m) Two built in storage cupboards, wall mounted radiator.

Lounge: 15' 0" x 11' 2" (4.57m x 3.40m) Feature fireplace and surround with inset electric fire, uPVC double glazed window, wall mounted radiator.

Kitchen: 8' 1" x 10' 9" (2.46m x 3.27m) Well appointed professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, high gloss base and wall units, four ring hob with extractor above, double oven, contrasting worktops, space for white goods, integrated fridge freezer and dishwasher, cupboard housing the Vaillant gas combination boiler, uPVC double glazed window, wall mounted heated towel rail, UuPVC door giving access to the side.

Bedroom 1: 12' 0" x 10' 7" (3.65m x 3.22m) Professionally fitted wardrobes, uPVC double glazed window, wall mounted radiator.

Bedroom 2/dining room: 9' 7" x 10' 1" (2.92m x 3.07m) uPVC double glazed window, wall mounted radiator.

Family bathroom: 6' 4" x 5' 7" (1.93m x 1.70m) Three piece suite comprising WC, wash basin on a vanity unit, walk in shower cubicle with T bar mixer shower, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

Flood risk area: 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.

Tenure: Cardwells estate agents Bolton research shows the property is Freehold.

Council tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1763

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

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

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.

