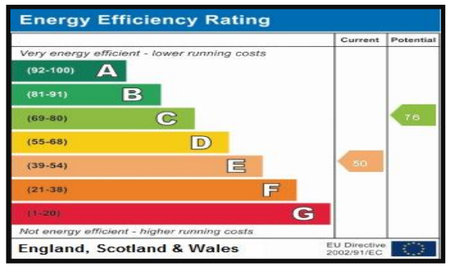


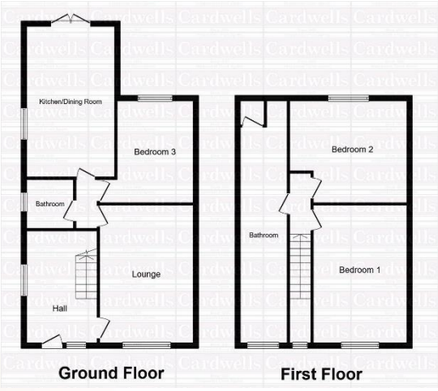


Independent Estate Agents Cardwells Est. 1982

# Cardwells

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www.cardwells.co.uk

## BRANTFELL GROVE, BREIGHTMET, BL2 5LY

- Beautifully presented 3bed dormer bungalow
- Reception hallway/lounge, inset electric fire
- Downstairs master bedroom and bathroom
- Extended dining kitchen with integ appliances
- Landing/2 upstairs bedrooms, vacant
- Three piece shower room, no chain
- Landscaped gardens to front and rear
- Driveway/detached single garage

## Offers Over £220,000


**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.

A beautifully designed, very well presented three bedroomed semi detached double dormer bungalow tucked away on a very pleasant cul-de-sac. The property is available with no onward chain and situated on Brantfell Grove and being ideally positioned for the areas fantastic local schools, amenities and transport links to Bolton, Radcliffe, Bury and beyond. Briefly comprising; composite entrance door, reception hallway, lounge with feature fireplace and surround with inset electric fire, downstairs master bedroom and three piece family bathroom, extended dining kitchen with sliding doors giving access to the rear, landing, 2 further upstairs bedrooms and a three piece shower room. Outside offers beautiful landscape gardens to both front and rear and a driveway giving access to a detached garage with power, lighting, plumbing for a washing machine and an additional outside tap. Heated via a gas combination boiler and uPVC double glazed throughout, 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. A walk through viewing video is available to watch in the first instance.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Composite entrance door into

**Reception hallway:** 20' 1" x 8' 9" (6.12m x 2.66m) Quality flooring, built in storage cupboard, spindled staircase to the landing uPVC double glazed window, wall mounted radiator.

**Lounge:** 16' 11" x 11' 6" (5.15m x 3.50m) Feature fireplace and surround with inset electric fire, quality wooden flooring, full length uPVC double glazed windows, wall mounted radiator.

**Downstairs bathroom:** 6' 0" x 5' 9" (1.83m x 1.75m) Three piece suite comprising WC, pedestal wash basin, Jacuzzi bath with t bar mixer shower, quality cushion flooring, frosted uPVC double glazed window.

**Bedroom 1:** 12' 6" x 11' 8" (3.81m x 3.55m) Built in wardrobes, quality wooden flooring, uPVC double glazed window, wall mounted radiator.

**Dining kitchen:** 18' 6" x 8' 9" (5.63m x 2.66m) Extended dining kitchen comprising 1 1/2 bowl stainless steel sink with mixer tap over, base and wall units, worktops, built in oven and microwave, integrated fridge freezer and dishwasher quality flooring, uPVC sliding doors to the rear.

**Landing:** 5' 3" x 2' 7" (1.60m x 0.79m) Quality flooring, uPVC double glazed window.

**Bedroom 2:** 7' 6" x 11' 8" (2.28m x 3.55m) Quality wooden flooring, uPVC double glazed window, wall mounted radiator.

**Bedroom 3:** 7' 10" x 11' 8" (2.39m x 3.55m) Quality wooden flooring, uPVC double glazed window, wall mounted radiator.

**Upstairs shower room:** 14' 11" x 6' 3" (4.54m x 1.90m) Three piece suite comprising WC, wash basin on a vanity unit, walk in shower cubicle eaves storage housing the gas combination boiler, frosted uPVC double glazed window, wall mounted heated towel rail.

**Outside:** Offers driveway parking to the front and beautiful landscaped gardens to both front and rear designed for all year round use, detached single garage with power, lighting and plumbing for a washing machine with an additional outside tap. Electric car charger (White box next to the drive).

**Council Tax:** Cardwells estate agents Bolton research shows the property is band C annual charges of £2133

**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. A walk through viewing video is available to watch in the first instance.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 10 May 1965

**Thinking of selling:** If you are thinking of selling a property, perhaps Cardwells can be of assistance? A accurate up-to-date property valuation may be an ideal place to start your next move planning and we provide these free of charge and with no obligation. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

**Arranging a mortgage:** Cardwells can introduce you to Independent Financial Advisors who will be pleased to help you find the right mortgage. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, 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).

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