



**BRIGGS FOLD ROAD, EGERTON, BL7 9SQ**



- Detached true bungalow
- Two fitted bedrooms
- Fitted kitchen
- Stylish lounge
- Modern shower room
- Garage and driveway
- Gardens to front and rear
- Sought after location



**Offers in the Region Of £265,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

This lovely detached true bungalow is located in the highly regarded area of Egerton village, just a short walk from beautiful open countryside and also superb restaurants, cafés, sporting facilities and transport links. The accommodation currently comprises L shaped hall, lounge, fitted kitchen, two fitted bedrooms, shower room with multi jet shower and enjoys block paved driveway parking leading to the garage and good sized gardens, ideal for entertaining. Early viewing is advised which can be arranged by calling our Cardwells Estate Agents Bolton Office on 01204 381281, online @cardwells.co.uk or emailing bolton@cardwells.co.uk

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

**Hall:** Double glazed door to the side elevation leading into the L-shaped hall. Loft access. Doors off to all rooms.

**Lounge:** 17' 9" x 9' 6" (5.4m x 2.9m) Lounge. 5.4 m x 2.9 m. Double glazed window to the front elevation. Living flame gas fire in marble effect surround. Radiator.

**Kitchen:** 8' 10" x 8' 2" (2.7m x 2.5m) Double glazed door and window to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Four ring ceramic hob. Electric oven. Extractor hood. Plumbed for washing machine. Tiled floor.

**Bedroom One:** 12' 10" x 9' 6" (3.9m x 2.9m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

**Bedroom Two:** 9' 10" x 7' 3" (3.0m x 2.2m) Double glazed window to the front elevation. Fitted wardrobes. Radiator.

**Shower Room:** 4' 11" x 6' 7" (1.5m x 2.0m) Three piece suite comprising multi jet shower cubicle, glass bowl sink and dual flush WC. Chrome heated towel rail. Tiled floors. Tiled elevations. Tiled floor.

**Garage:** 17' 5" x 8' 2" (5.3m x 2.5m) Attached garage with pedestrian door to the side elevation with opened over door to the front. Power and lighting.

**Externally:** The property enjoys good sized gardens to both front and rear with driveway parking to the side leading to the garage.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 May 1969

**Council Tax:** Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

**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](http://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](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 or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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