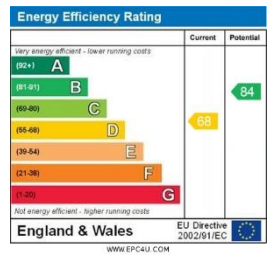


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



BLENHEIM ROAD, BRIGHTMET, BL2 6ES



- Three-bedroom terraced property
- Popular residential location in BL2
- Modern fitted kitchen/diner
- Loft room
- Three good-sized bedrooms
- Family bathroom
- Good sized private garden to the rear
- Ideal for first-time buyers or investors



Offers in the Region Of £170,000

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
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Well-presented throughout, this attractive three-bedroom terraced property offers spacious and modern living accommodation, making it an ideal purchase for first-time buyers, families, or investors alike.

To the ground floor, the property briefly comprises a welcoming entrance hallway, good sized lounge, and a stylish modern kitchen/diner fitted with a range of contemporary units and providing ample space for dining and entertaining. To the first floor are three well-proportioned bedrooms, offering flexibility for family living, home working, or guest accommodation, completed by a modern family bathroom fitted with a three-piece suite. From the first floor there are stairs leading to a loft room with skylights to the front and the rear, which would be perfect as a hobby room or office. Externally to the front of the property there is a lawned area which is council owned (the vendor has informed us) while the front is public/council, quite a few owners on the street have been given permission to have private driveways installed. To the rear of the property there is a brick storage shed with a gravelled patio area and steps leading up to a lawned garden, providing a private outdoor space ideal for relaxing and entertaining.

Situated in a convenient and established residential area of Bolton, the property is ideally placed for everyday amenities, schooling, and transport links. For families, the property benefits from excellent access to nearby schools, with St Osmund & St Andrew's RC Primary School located approximately 0.2 miles away, making it easily walkable. Other well-regarded primary schools slightly beyond this radius include Leverhulme Community Primary School (approx. 0.3 miles) and Blackshaw Primary School (approx. 0.5 miles). For older students, a range of secondary schools are available within a short distance, including Little Lever School (approx. 1 mile) and Bolton St Catherine's Academy (approx. 1.2 miles). The area is also well served by public transport links, with regular bus routes nearby providing easy access into Bolton town centre. Hall i' th' Wood and Bolton railway stations are both within a short drive, offering direct connections to Manchester and surrounding areas, while the nearby road network gives convenient access to the M61 motorway.

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:

Entrance Hallway: Ceiling light point, laminate effect flooring, radiator, under stairs storage, stairs leading to the first floor.

Lounge: 14' 4" x 11' 11" (4.37m x 3.63m) Ceiling light point, double glazed window to the front, fitted shelving units, laminate effect flooring, coving to the ceiling, radiator.

Kitchen/diner: 20' 10" x 10' 0" (6.36m x 3.04m) Ceiling light points, double glazed windows to the rear overlooking the garden, door to the rear, range of fitted wall base units incorporating a one and a half bowl sink with mixer tap and drainer, integrated dishwasher, space for multi fuel range oven, American style fridge/freezer, washing machine and dryer, tiled floor with splashback to the kitchen walls.

Landing: Ceiling light point, book case door leading to the loft room.

Bedroom 1: 16' 1" x 10' 3" (4.91m x 3.13m) Ceiling light point, double glazed windows to the rear overlooking the garden, fitted storage cupboards.

Bedroom 2: 12' 10" x 10' 10" (3.92m x 3.31m) Ceiling light point, double glazed windows to the front, fitted storage cupboard, radiator.

Bedroom 3: 11' 8" x 7' 7" (3.55m x 2.31m) Ceiling light point, double glazed windows to the front, radiator.

Bathroom: 8' 3" x 5' 4" (2.51m x 1.62m) Ceiling light point, double glazed window to the rear, wall mounted vertical ladder radiator, three piece suite incorporating a vanity unit with inset sink, wc, whirlpool bath with mover tap and shower above, tiled floor and walls.

Loft room: Double glazed skylights to the front and the rear.

Externally: The front of the property has a lawned area which is council owned. To the rear of the property there is a brick storage shed with a gravelled patio area and steps leading upto a lawned garden.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Approx Floor Area: The overall approximate floor area is around 110 square meters.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

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

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

