



Floor Plan

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BREIGHTMET FOLD LANE, BOLTON, BL2 6PP



- No onward chain
- Semi detached true bungalow
- Two good sized bedrooms
- Large loft space
- Front and rear gardens
- Close to retail park and medical centre
- Recently fitted gas boiler
- Shower room



£200,000

BOLTON

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BURY

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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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.

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Offered for sale with no onward chain is this good sized semi detached true bungalow located within Brightmet, Bolton. The property is well positioned for many local amenities including Brightmet Retail Park which has various shops including a Morrisons and an Iceland with the Brightmet Medical Centre, being situated just across the road. Internally the property comprises an entrance hallway, lounge, kitchen, dining room, shower room and two double bedrooms. For further information please contact Cardwells Estate Agents Bolton 01204381282 or visit cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, radiator.

Lounge: 16' 10" x 11' 7" (5.14m x 3.52m) Ceiling light point, radiator, double glazed window to the front, wall, lamps, living flame gas fire and surround.

Kitchen: 9' 5" x 8' 8" (2.86m x 2.63m) Suspended ceiling with downlights, double glaze window to the rear, fitted wall and base units with built-in extractor fan, electric hob, and double electric oven. Space for a washing machine, undercounter fridge, undercounter freezer. 1 1/2 stainless steel sink with mixer tap and drainer, wall mounted gas, boiler, archway leading to the dining room.

Dining Room: 9' 4" x 8' 4" (2.84m x 2.53m) Ceiling light point, radiator, double glazed French doors leading to the patio at the rear.

Bedroom 1: 12' 5" x 12' 2" (3.79m x 3.70m) Ceiling light point, double glaze windows to the rear, radiator, fitted wardrobes.

Bedroom 2: 9' 3" x 8' 8" (2.82m x 2.65m) Ceiling light point, radiator, double glazed window to the front.

Bathroom: 6' 1" x 5' 6" (1.86m x 1.68m) Ceiling light point, double glazed window to the side, WC, vanity unit with inset sink, walk-in, shower, cubicle, heated towel rail, tiled walls, vinyl flooring.

Garage: 16' 7" x 8' 10" (5.05m x 2.69m) Up and over garage door, gas meter, ceiling light point, wooden stairs leading to a sizeable loft area with lighting.

Externally: To the front of the property there is a flagged driveway leading to the integral garage and a low maintenance gravelled garden with artificial grass and flower bed. At the rear of the property there is a flagged patio area and a lawned garden with borders to the rear and sides.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres..

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

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band C with Bolton Council at an approximate cost of around £1742 per annum.

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

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.

Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

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

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