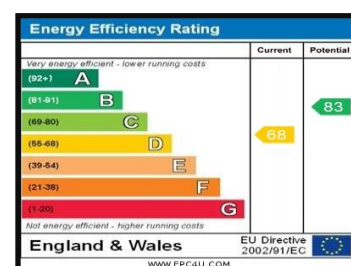


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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DOVEDALE ROAD, BRIGHTMET, BL2 5HT



- Very well presented semi detached
- Warmed by gas ch/UPVC d/glazed
- Porch/hall/bay fronted lounge
- Professionally fitted kitchen/utility
- Landing/separate WC
- 3 bedrooms/2 fully fitted
- Driveway/garage/gardens
- Close to excellent amenities/schools



£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.

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Offered to the market with no further upward chain and vacant possession is this very well presented three bed semi detached property with stunning views of the surrounding countryside to the rear. Situated on Dovedale Road, and as such being in close proximity to the areas highly regarded local schools, nurseries, excellent amenities and transport links to Bolton, Bury and beyond. Warmed by gas central heating and UPVC double glazed throughout, the property in brief comprises: Entrance porch, reception hallway, bay fronted lounge, separate dining room, professionally fitted kitchen, utility, landing, three good bedrooms, two of which are fitted, a separate WC and a two piece family bathroom suite. To the outside there is driveway parking to the front leading to a single garage and there are very well maintained gardens to both front and rear. A personal inspection comes with our highest recommendations and can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: 2' 11" x 6' 5" (0.89m x 1.95m) UPVC build, UPVC door giving access to:

Hallway: 16' 5" x 6' 6" (5.00m x 1.98m) Staircase leading to the first floor landing, useful under stairs storage cupboard, wall mounted radiator.

Lounge: 13' 2" x 12' 5" (4.01m x 3.78m) Feature fireplace and surround with inset living flame gas fire, UPVC double glazed bay window, wall mounted radiator, sliding doors, leading into:

Dining Room: 13' 2" x 11' 2" (4.01m x 3.40m) Wall mounted gas fire, double UPVC sliding doors leading to the rear garden, wall mounted radiator.

Kitchen: 11' 4" x 7' 9" (3.45m x 2.36m) Fitted kitchen comprising stainless steel sink with mixer tap over, base and wall units, worktops, space for white goods, UPVC double glazed window, wall, mounted radiator, pantry storage, UPVC door giving access into:

Utility Room: 5' 3" x 8' 8" (1.60m x 2.64m) Fitted worktop, space for a dryer, UPVC door leading to the rear garden, UPVC double glazed window, personal door to the garage.

Landing: 12' 4" x 7' 10" (3.76m x 2.39m) Fitted carpets, loft access point, UPVC double glazed window.

Bedroom One: 14' 2" x 9' 5" (4.31m x 2.87m) Fitted wardrobes, bridging cabinets and bedside tables, UPVC double glazed window, wall mounted radiator.

Bedroom Two: 12' 9" x 9' 4" (3.88m x 2.84m) Fitted wardrobes, bridging cabinets and bedside tables, UPVC double glazed window, wall mounted radiator.

Bedroom Three: 6' 10" x 7' 11" (2.08m x 2.41m) UPVC double glazed window, wall mounted radiator.

Separate WC: 3' 2" x 4' 11" (0.96m x 1.50m) Low level dual flush Wc, wall mounted radiator, frosted UPVC double glazed window.

Family Bathroom: 5' 5" x 7' 8" (1.65m x 2.34m) Two piece suite comprising pedestal wash basin, bath with electric shower and fitted glass screen, built in airing cupboard, frosted UPVC double glazed window, wall mounted heated towel rail.

Outside: Driveway parking to the front and giving access to a single garage. Very well maintained gardens to both front and rear with stunning views of the surrounding countryside.

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

Council Tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band C and the current cost is £1812.32 per annum payable to Bolton council.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.09 acres.

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.

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

