

Total Floor Area 89.7 sqm (960 sq ft) approx

BURY ROAD, BRIGHTMET, BL2 6DE



- Extended two bed mid terrace property
- Ideal for cash buyers/investors
- Warmed by gas C.H/uPVC double glazed
- Hall/lounge/dining room
- Extended kitchen/lean to extension
- Landing/2 bedrooms/4 piece family bathroom
- No upward chain/cash buyers only
- Close to Boltont centre/amenities/schools



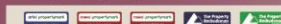
Guide Price £80,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Attention cash buyers! Cardwells Estate Agents Bolton offer to the market in conjunction with Pugh and co auctioneers, March 27th 2024 this two bedroom extended mid terrace property on Bury Road. In close proximity to Bolton town centre, excellent amenities, high regarded local schools and nurseries, outdoor pursuits with excellent transport links to Bolton, Bury and beyond on the doorstep. Warmed by gas central heating and uPVC double glazed the property briefly comprises: uPVC entrance door, reception hallway, lounge, dining room, extended kitchen and lean to extension, landing, two bedrooms and a four piece family bathroom suite. To the outside is a small front garden behind a low brick wall and to the rear is an enclosed yard with double gates, offering the scope to provide off road parking. Viewings 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:

uPVC entrance door into.

Reception hallway: 14' 5" x 3' 2" (4.39m x 0.96m) Enclosed staircase to the landing.

Lounge: 11' 2" x 11' 2" (3.40m x 3.40m) Feature fireplace and surround, uPVC double glazed window.

Dining room: 11' 11" x 14' 6" (3.63m x 4.42m) Useful under stairs storage cupboard, uPVC double glazed window, wall mounted radiator.

Kitchen: 9' 8" x 5' 9" (2.94m x 1.75m) Fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, worktops, space for white goods, uPVC double glazed window, wall mounted gas combination boiler.

Lean to extension: 8' 1" x 7' 0" (2.46m x 2.13m) Power and lighting, uPVC double glazed window and door leading to the rear yard.

Landing: 5' 11" x 9' 6" (1.80m x 2.89m) Loft access point

Bedroom 1: 10' 9" x 14' 7" (3.27m x 4.44m) uPVC double glazed window, wall mounted radiator.

Bedroom 2 8' 10" x 9' 1" (2.69m x 2.77m) uPVC double glazed window, wall mounted radiator.

Family bathroom: 11' 11" x 5' 1" (3.63m x 1.55m) Four piece suite comprising WC, pedestal wash basin, bath, bidet, built in storage cupboard, wall mounted radiator, frosted uPVC double glazed window

Outside: To the outside is a small front garden behind a low brick wall and there is an enclosed yard to the rear with double gates, providing the scope for off-road parking if required

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 12 May 1874

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1359.24 per annum payable to Bolton council.

Plot size: Cardwells estate agents Bolton research shows the property is in an approximate plot size of 0.02 acre.

Flood risk information: 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.

Thinking of selling or letting in Bolton: 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.

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

