



SLIMBRIDGE CLOSE, BRIGHTMET, BL2 5NT



- Greatly extended family home
- 4 double bedrooms
- 4 receptions (inc conservatory)
- Utility room and Guest WC
- An abundance of living & sleeping space
- Driveway parking for at least 3 cars
- UPVCDG, Vaillant Gas Combi CH
- Potentially sold with no upward chain



£265,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A much extended four double bedroom semi detached family home complete with four reception rooms (including the conservatory), utility room and guest WC. The family home is set in a quiet cul de sac with little passing traffic, yet close to some beautiful countryside and within easy reach of popular schools, shops, medical facilities, superb sporting and leisure facilities. The property has been significantly extended to the side over both levels, which has created this wonderfully spacious family home. The accommodation on offer briefly comprises; reception hallway, living room, dining room, family room, conservatory, kitchen, utility room and guest WC. To the first floor there are four double bedrooms, and a three piece family bathroom suite. Externally, there is a generous size garden to the rear and a stylishly finished driveway, offering off-road parking for at least three cars. The property benefits from external double glazed windows, gas combination central heating boiler and maybe sold with no further upward chain delay. Properties of this generous size in both bedrooms and living space only frequently come to the open market. Therefore an early viewing is recommended to avoid disappointment. In the first instance, there is a walk-through viewing video available to watch at your convenience, then a personal viewing 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:

Hallway: 5' 9" x 4' 6" (1.741m x 1.369m) Measured at maximum points, quality double glazed entrance door, and matching UPVC double glazed window to the side, quality carpeting, which leads up the stairs to the first floor, radiator.

Living Room : 14' 6" x 12' 9" (4.414m x 3.882m) Maximum points. Large UPVC window to front, radiator, quality carpeting, under stairs storage space.

Dining Room: 8' 10" x 6' 11" (2.682m x 2.102m) Radiator, double doors which opens into the conservatory with glazed windows to either side. The dining room opens up from the living room and opens into the kitchen.

Conservatory: 9' 3" x 8' 11" (2.812m x 2.716m) UPVC windows to 3 sides, UPVC door which opens out onto the rear garden, radiator, quality flooring, fitted blinds, central, ceiling with light fitting and fan.

Family Room: 13' 3" x 8' 5" (4.028m x 2.573m) UPVC double patio doors which open out onto the rear garden, radiator, quality flooring.

Kitchen: 8' 9" x 8' 9" (2.664m x 2.665m) A professionally fitted kitchen with a matching range of gloss drawers and base and wall cabinets, stainless steel single bowl sink with mixer tap over, UPVC window enjoying the aspect of the rear garden, ceramic wall tiling.

Utility Room: 10' 3" x 8' 6" (3.122m x 2.585m) Measured at maximum points. UPVC window to the front, wall mounted Vaillant gas combination central heating boiler, space for the washing machine and a dryer, new carpeting in the Autumn of 2023, radiator.

Guest wc: 4' 10" x 3' 3" (1.478m x 0.981m) White two piece suite comprising:WC and wash hand basin.

First Floor Landing: 6' 5" x 8' 3" (1.962m x 2.524m) Quality carpeting, loft access point.

Bedroom One: 13' 8" x 9' 3" (4.163m x 2.814m) Professionally fitted bedroom furniture, giving an excellent range of wardrobes, drawers, display shelving and bridging cabinets, radiator, UPVC window to the front.

Bedroom Two: 15' 10" x 7' 5" (4.837m x 2.250m) A sizeable bedroom to the front of the property complete with two UPVC windows to the front, radiator.

Bedroom Three: 14' 2" x 9' 0" (4.325m x 2.731m) UPVC window to the rear overlooking the rear garden, radiator.

Bedroom Four: 9' 11" x 9' 3" (3.035m x 2.831m) UPVC window to the rear, radiator.

Bathroom: 6' 4" x 5' 5" (1.922m x 1.656m) A three-piece bathroom suite comprising: WC, pedestal, wash hand basin and bath with electric shower over, ceramic wall tiling, towel rail, UPVC window to the rear.

Rear Garden: The rear garden is fully enclosed with patio area and a garden shed.

Plot Size: The overall approximate plot size extends to around 0.05 Acres.

Parking: There is a driveway to the front of the property that can accommodate at least three cars.

Flood Risk Infomation: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Conservation Area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Tenure: Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold with a term of around 999 years from 20th December 1982, at an approximate annual cost of around £50.

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 at your convenience.

Thinking of selling of letting a property 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. 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

