



TORVER DRIVE, BOLTON, BL2 5LZ



- Recently modernised throughout
- Four good sized bedrooms
- Recently opened up to the ground floor
- Open plan lounge/dining room & kitchen
- Two driveways and two garages
- Family bathroom and shower room
- Corner plot
- Low maintenance rear garden Path



£255,000

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.



Situated on a corner plot and located within the always popular area of Brightmet, close to many local amenities which include shops and Brightmet Medical Centre, is this fabulous semi detached family home which has been extended over the years and most recently been opened up to the downstairs which provides free flowing movement throughout the living area. To the ground floor there is a lounge area, dining area, kitchen, shower room and the main bedroom with three good size bedrooms and a four piece family bathroom to the first floor. This property must be viewed to be appreciated and for further information please contact Cardwells Estate Agents Bolton 01204381281 or visit cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Ceiling light point, tiled floor, storage cupboard.

Living Area: 20' 6" x 1660' 1" (6.25m x 506m) Downlights, dual aspect double glazed windows to the front and side, laminate effect flooring, wood burner, radiator, open into the dining area

Dining Area: 17' 4" x 12' 4" (5.29m x 3.77m) Downlights, radiator, dual spect double glazed windows to the rear and side, laminate effect flooring, radiator, stairs to the first floor, open into the kitchen.

Kitchen: 11' 0" x 9' 11" (3.36m x 3.03m) Downlights, double glazed window to the side, stable door to the rear, fitted wall and base units with extractor fan, multi fuel range oven, integrated, fridge/freezer, dishwasher and space for a washing machine, one and half sink with mixer tap and drainer, tiled floor with splashback to the walls.

Shower Room: 6' 1" x 5' 5" (1.86m x 1.65m) Downlights, double glazed window to the side, Wc, vanity unit with inset sink, walk in shower cubicle, radiator, tiled walls.

Master Bedroom: 12' 6" x 12' 0" (3.82m x 3.67m) Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes, laminate effect flooring.

Landing: Ceiling light point.

Bedroom Two: 17' 2" x 8' 6" (5.22m x 2.59m) Ceiling light point, dual aspect double glazed windows to the front and the rear, fitted wardrobes, laminate effect flooring, radiator.

Bedroom Three: Ceiling light point, fitted wardrobes, radiator, laminate effect flooring.

Bedroom Four: 10' 11" x 8' 4" (3.33m x 2.55m) Ceiling light point, fitted wardrobes, radiator, laminate effect flooring, double glazed window to the front.

Bathroom: 14' 1" x 5' 10" (4.28m x 1.78m) Downlights, double glazed window to the rear, radiator, tiled splashback to the walls, four piece suite incorporating a bath, walk in shower cubicle, pedestal sink and Wc.

Externally: Driveway parking leading to an integral garage at the front with well presented front gardens which lead down to the side of the property with a lawned are and raised decking are to capture the sun. To the rear of the property there's a low maintenance flagged garden, perfect for a BBQ with steps leading upto another garage, currently being used as a play area which leads to the second driveway.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.10 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 £1,742 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.

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

