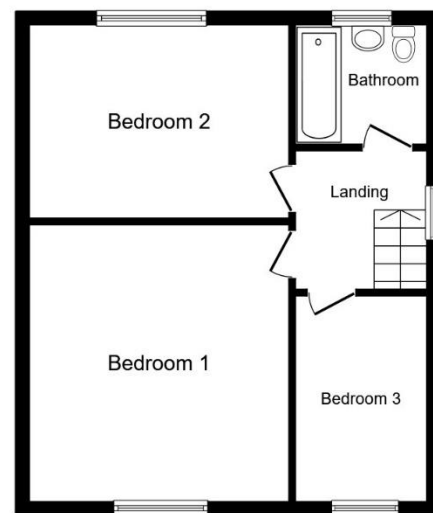
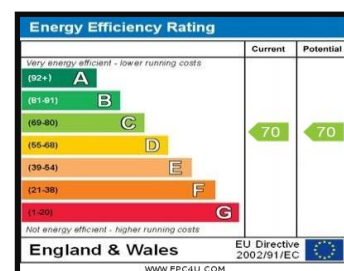


Ground Floor



First Floor

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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TETBURY DRIVE, BRIGHTMET, BL2 5NS



- Semi detached family home
- Cul-de-sac position
- Three bedrooms
- Lounge and dining room
- Modern fitted kitchen
- Front and rear gardens
- Driveway and garage parking
- Close to many local amenities



Offers in the Region Of £220,000

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11 Institute St, Bolton, BL1 1PZ

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E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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Situated on a quiet cul-de-sac within a popular area of Brightmet is this extended semi detached family home. The property is located within a short drive of many local amenities including Brightmet Medical centre and business park where there's many shops including an Aldi and B&M Bargains. Internally the property has an entrance hallway which leads you into a good sized lounge with a living flame gas fire and surround. From the lounge you enter dining area which has a window and double glazed French doors leading to the rear garden. The dining area opens up into the kitchen which has a range of fitted wall and base units with extractor fan, electric hob, double electric oven, integrated dishwasher and space for a washing machine and dryer. From the kitchen there is also a door leading to the garage which has an up and over garage door. The first floor of the property has three bedrooms, two of which are double and a single bedroom. The bathroom comprises a three piece suite including a wc, pedestal sink and corner bath with electric shower. Externally there is a lawned garden with a raised flower bed and driveway leading to the garage at the front. The rear garden is a very good size and is low maintenance with artificial grass, decked seating area, pond and flagged patio area. For further information and to book a viewing contact Cardwells Estate Agents Bolton 01204 381281 email bolton@cardwells.co.uk or visit cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, radiator.

Lounge: 14' 3" x 12' 6" (4.34m x 3.80m) Ceiling light point, laminate effect flooring, radiator, double glazed window to the front, living flame gas fire and surround.

Dining area: 15' 4" x 8' 9" (4.67m x 2.67m) Downlights, double glazed window to the rear, double glazed french doors leading to the garden, wall mounted boiler, breakfast bar, radiator.

Kitchen: 16' 6" x 6' 0" (5.03m x 1.84m) Downlights, fitted wall and base units with extractor fan, electric hob, double electric oven, integrated dishwasher, space for a washing machine and dryer, one and a half stainless steel sink with mixer tap and drainer, tiled floor with splashback to the walls, double glazed window to the rear, door to the side and a door leading to the garage.

Garage: 14' 5" x 7' 8" (4.40m x 2.33m) Ceiling light point, up and over garage door.

Landing: Ceiling light point, double glazed window to the side, loft access.

Bedroom 1: 13' 6" x 9' 1" (4.11m x 2.76m) Ceiling light point, laminate effect flooring, double glazed window to the front, radiator.

Bedroom 2: 9' 9" x 9' 1" (2.98m x 2.76m) Ceiling light point, double glazed window to the rear, radiator.

Bedroom 3: 9' 8" x 6' 5" (2.94m x 1.96m) Ceiling light point, radiator, double glazed window to the front, storage cupboard.

Bathroom: 6' 4" x 5' 5" (1.92m x 1.66m) Downlights, extractor fan, double glazed window to the rear, wc, pedestal sink, corner bath with mixer tap and electric shower, radiator, tiled floor and walls.

Outside: To the front of the property there is a lawned garden with a raised flower bed and driveway leading to the garage. The rear garden is a very good size and is low maintenance with artificial grass, decked seating area, pond and flagged patio area.

Viewing: For all viewings please contact 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 1 July 1978

Council tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1524

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.

Plot size: Cardwells estate agents Bolton research the property is in an approximate plot size of 0.06 acre.

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

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