



Independent Estate Agents
Cardwells
www.cardwells.co.uk

BURY ROAD, BRIGHTMET, BL2 6JD



- 3 bedroom semi detached
- Popular & convenient location
- Ideal family home, well presented
- Spacious accommodation
- 2 reception rooms, orangery
- Generous driveway & garden
- Good local shops & amenities
- Viewing recommended



£230,000

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
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Cardwells
 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale this lovely three bedroom semi detached house, situated in a very popular and convenient location. The property is well presented and very spacious, making this an ideal family home. The location is within close proximity to good shops, schools and transport links, with easy access to Bolton and Bury town centre. Viewing is highly recommended through Cardwell estate agents Bolton 01204 381281, bolton@cardwell.co.uk The spacious accommodation briefly comprises Entrance hall, lounge, sitting room, modern kitchen, guest WC, utility room and an impressive double glazed orangery. Upstairs there are three bedrooms and a contemporary shower room. Outside there is a double width driveway to the front, providing ample off road parking and the rear there is a delightful enclosed mature garden. The property also benefits from double glazing to the majority and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Wooden front door leading to

Entrance hall: uPVC leaded light double glazed window front aspect, radiator below, staircase leading to the landing.

Lounge: 13' 0" x 14' 0" (3.96m x 4.26m) uPVC leaded light double glazed window front aspect, radiator below, ornamental fireplace.

Sitting room: 11' 10" x 11' 0" (3.60m x 3.35m) uPVC double glazed French doors rear aspect, 2 uPVC double glazed windows dual aspect, radiator. From the sitting room and door leads to

Inner hallway: Two built-in storage cupboards, open to

Kitchen: 8' 10" x 8' 7" (2.69m x 2.61m) Open plan modern kitchen, range of modern fitted wall and base units with complementary worktop surfaces and tiled splashbacks stainless steel sink unit with mixer tap, space for an electric cooker, integrated fridge and freezer, radiator, built-in storage cupboard, open to

Orangery: 8' 10" x 14' 0" (2.69m x 4.26m) uPVC double glazed windows with French doors leading onto the rear garden, tiled floor, spotlights to the ceiling, doors lead to

Guest w.c: Close WC, tiled floor.

Utility room: Space and plumbing for a washing machine space for a tumble dryer, fitted shelving, tiled floor.

Landing: uPVC frosted double glazed window rear aspect, doors lead to

Bedroom 1: 13' 10" x 11' 8" (4.21m x 3.55m) uPVC double glazed window front aspect, fitted wardrobes with overhead storage cupboards, bedside cupboards and a matching dressing table unit, built-in storage cupboard.

Bedroom 2: 12' 0" x 11' 3" (3.65m x 3.43m) 2 uPVC double glazed windows front and side aspect, fitted wardrobes and a matching dressing table unit, built in storage.

Bedroom 3: 9' 0" x 8' 7" (2.74m x 2.61m) uPVC double glazed window aspect, fitted wardrobes with overhead storage cupboards, radiator.

Shower room: 6' 9" x 4' 10" (2.06m x 1.47m) uPVC frosted double glazed window rear aspect, tiled shower cubicle, close coupled WC, wash basin, fitted vanity unit, tiled floor, heated towel rail, inset spotlights the ceiling extractor fan.

Outside: To the front there is a double width printed concrete driveway provides ample off road parking, with a laid to lawn garden and plant displays. To the rear there is a generous sized garden with a laid to lawn area with mature trees and plant displays. The remainder of the garden is mostly paved with a useful detached garage style building, currently utilised for storage.

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 Freehold.

Council tax: Cardwells estate agents Bolton research shows the property is band C

Flood risk information: Cardwells estate agents Bolton research shows the property is not in a flood risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

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.

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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