



**DUDDON AVENUE, BRIGHTMET, BL2 5EZ**



- Lovely 3 bed family home
- Very well presented throughout
- Popular & convenient location
- Modern kitchen & bathroom
- Delightful gardens
- Useful garden workshop
- Good local amenities
- Viewing highly recommended



**Offers Over £165,000**

**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.





Cardwells are pleased to offer for sale this lovely three bedroom mid terrace house, situated in a very popular and convenient location. The property is very well presented with a quality interior and delightful gardens. The location is located close to good local amenities including schools shops and transport links. This lovely family home has many features and viewing is highly recommend. Bolton@cardwells.co.uk, (01204) 381281. The accommodation briefly comprises Entrance hall, open plan lounge dining room and a stunning kitchen breakfast room. Upstairs there are three bedrooms and a contemporary shower room. Outside there are delightful gardens to the front and rear and there is ample off street parking to the front. The property also benefits from UPVC double glazing and gas central heating.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Double glazed composite door with matching window panels aside leading to:

**Entrance Hall:** LVT flooring, built-in storage cupboard, radiator, coving to the ceiling, staircase leading to the landing.

**Open plan lounge & dining room:** 28' 0" x 11' 4" (8.53m x 3.45m) UPVC double glazed window to the front, LVT flooring, radiator.

**Dining Area:** Double glazed bi folding doors to the rear garden aspect, LVT flooring.

**Kitchen:** 10' 8" x 10' 6" (3.25m x 3.20m) UPVC double glazed window to the rear garden aspect, range of modern fitted wall and base units with oak work top surfaces and breakfast bar. Built-in double oven and microwave, integrated fridge freezer, washing machine and dishwasher, fitted 'Proboil' tap, LVT flooring, inset ceramic halogen hob.

**Landing:** Access to the loft, inset spotlights to the ceiling, built-in storage cupboard.

**Bedroom 1:** 12' 3" x 13' 5" (3.73m x 4.09m) UPVC double glazed window to the front aspect, radiator below, fitted double wardrobe.

**Bedroom 2:** 11' 7" x 10' 4" (3.53m x 3.15m) 2 UPVC double glazed windows to the front aspect, radiator below.

**Bedroom 3:** 7' 7" x 8' 9" (2.31m x 2.66m) UPVC double glazed window to the rear aspect, radiator.

**Shower Room:** 4' 3" x 10' 5" (1.29m x 3.17m) UPVC frosted double glazed window to the rear aspect, contemporary white suite comprising, tiled shower cubicle, wash hand basin with mixer tap inset to a vanity unit, close coupled WC, radiator, tiling to the walls, spotlights, extractor fan.

**Outside:** There is a lovely paved garden to the front. There is an Indian stone paved patio and a gate gives access along the side elevation to the front. Brick pillars and a step leads up to a delightful garden which is mostly paved with raised feature Acer trees and plant displays. There is a useful detached wooden workshop which benefits from power and storage cupboards.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Freehold.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band A annual charges of £1432.

**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

