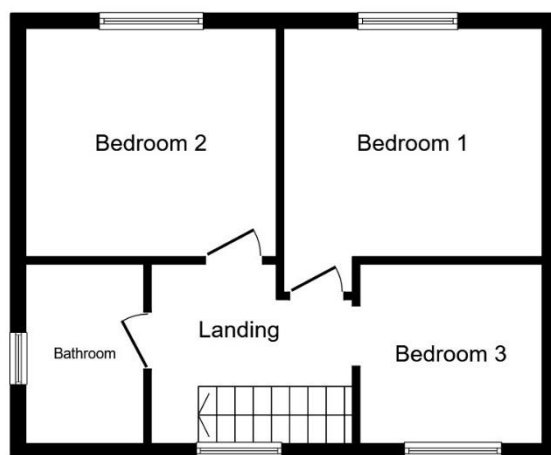


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

MOBBERLEY ROAD, BRIGHTMET, BL2 5AW



- Semi detached home
- Three bedrooms
- Two reception rooms
- Front and rear gardens
- Gas central heating
- Double glazing
- Set back from the road
- Close to amenities and commuter



£120,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within the popular area of Breightmet is this good sized semi detached home. The property is handily placed for access to many local amenities and shops at Breightmet Business Park along with Breightmet Medical Centre. Internally the property comprises an entrance hallway, lounge, kitchen and dining room to the ground floor with three bedrooms and a family bathroom to the first floor. Externally the front of the property is accessed by a gate with steps leading to a garden and a path to the front door. To rear the property, there is a lawned garden with borders surrounding, two concrete storage sheds and a gate leading to the front. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light light, radiator, laminate effect flooring, radiator.

Lounge: 13' 0" x 12' 9" (3.96m x 3.89m) Double glazed window overlooking the garden to the rear, living flame gas fire and surround, ceiling light point, laminate effect flooring.

Kitchen: 10' 2" x 9' 5" (3.11m x 2.87m) Double glazed window to the front, door to the side, wall mounted boiler, range of fitted wall and base units with integrated gas hob, double electric oven, stainless steel sink with mixer tap and drainer, space for a washing machine, dryer, dishwasher, American style fridge/freezer, laminate effect flooring, ceiling light point, tiled splashback to the back to the walls.

Sitting Room: 10' 2" x 9' 3" (3.10m x 2.83m) Ceiling light point, double glazed window overlooking the rear garden, laminate effect flooring, radiator.

Landing: Loft access, double glazed window to the front, ceiling light point, storage cupboard.

Bedroom 1: 11' 10" x 10' 6" (3.61m x 3.19m) Ceiling light point, double glazed window to the rear, radiator.

Bedroom 2: 11' 4" x 10' 6" (3.45m x 3.20m) Double glazed window to the rear, ceiling light point, radiator.

Bedroom 3: 8' 5" x 8' 3" (2.56m x 2.52m) Ceiling light point, double glazed window to the front, radiator.

Bathroom: 8' 3" x 5' 5" (2.51m x 1.65m) Double glazed window to the to the side, three piece suite incorporating a wc, wash hand basin, ceiling light point, panelled bath with mixer tap and electric shower above, radiator, tiled floor and walls.

Externally: The front of the property is accessed by a gate with steps leading to a garden and a path to the front door. To rear the property, there is a lawned garden with borders surrounding, two concrete storage sheds and a gate leading to the front.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 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 £1511.

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.

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

