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**BURY ROAD, BREIGHTMET, BL2 6NY**



- Two bed end terrace/cash buyers only
- Sold through auction Pugh & Co
- Dining kitchen/two fitted bedrooms
- Three piece family bathroom suite
- Warmed by gas CH/ partial upvc dg
- Low maintenance gardens
- Detached single garage
- Freehold tenure/no upward chain!



**Guide Price £82,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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**LETTINGS & MANAGEMENT**

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Offered to the market to cash buyers only in conjunction with our auction partners Pugh and co is this large two bedroom end terrace situated in a prime location on Bury Road in Breightmet. In close proximity to excellent amenities, the local health centre, highly regarded schools and nurseries with fabulous transport links literally on the doorstep. With the added advantage of no upward chain delay and a Freehold tenure, the property briefly comprises brick built entrance porch, lounge, cloaks WC, dining kitchen, landing, two fitted bedrooms and a family bathroom suite. Warmed by gas central heating and partially double glazed. To the outside there are low maintenance gardens to both the front and rear and access to a single detached garage with an up and over door with power and lighting. Viewings are welcomed, seven days a week by ringing Cardwells Estate Agents Bolton on 01204381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) . Please watch the online walk through video prior to booking your personal appointment.

#### ACCOMMODATION AND APPROXIMATE ROOM SIZES:

**Porch:** 3' 5" x 3' 9" (1.04m x 1.14m) Brick built porch with timber entrance door into:

**Lounge:** 13' 7" x 15' 1" (4.14m x 4.59m) Timber window to the front, UPVC double glazed window to the side, feature fireplace and surround, wall mounted radiator.

**Cloaks WC:** 3' 0" x 5' 1" (0.91m x 1.55m) Two piece suite comprising WC, wall mounted wash hand basin, frosted timber glazed window, useful under stairs storage.

**Dining Kitchen:** 14' 2" x 16' 4" (4.31m x 4.97m) Dining kitchen 14 feet 2 x 16' four fitted kitchen comprising stainless steel sink with mixer tap over, base and wall units, wall mounted Vailant gas combination boiler, enclosed staircase to the landing, wall mounted radiator, timber glazed window, timber door giving access to the rear garden and detached garage.

**Landing:** 5' 9" x 5' 5" (1.75m x 1.65m)

**Bedroom One:** 13' 8" x 15' 9" (4.16m x 4.80m) Professionally fitted wardrobes, bedside tables and bridging cabinets, 2 upvc double glazed windows, wall mounted radiator.

**Bedroom Two:** 11' 10" x 10' 7" (3.60m x 3.22m) UPVC double glazed window, built in wardrobe, wall mounted radiator.

**Bathroom:** 7' 5" x 5' 9" (2.26m x 1.75m) Three piece suite comprising WC, pedestal wash hand basin, bath with 'T; bar mixer shower, wall tiling to the majority, frosted UPVC double glazed window, wall mounted heated towel rail.

**Outside:** There are low maintenance gardens to both front and rear. Access to a single detached garage with power and lighting.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

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

**Council Tax:** 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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