



BRANTWOOD DRIVE, BREIGHTMET, BL2 5LX



- No upward chain involved
- 3 bedroom semi detached
- Popular & convenient location
- Good local amenities
- Well presented accommodation
- Delightful gardens, garage
- Lovely green aspect to the front
- Easy access to Bolton & Bury



Offers Over £205,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

14 Market St, Bury, BL9 0AJ

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E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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Offered for sale with 'no upward chain involved' an attractive three bedroom semi detached house, situated in a very popular and convenient location. The house is well presented and has lovely green and leafy aspects to the front. The area is well served with good local amenities which include, transport links, shops, schools and easy access to Bury and Bolton. The accommodation briefly comprises Entrance hall, lounge, separate dining area and a kitchen breakfast room. Upstairs there are three bedrooms a shower room and a separate WC. Outside there are delightful and well stocked gardens to the front and rear, along with a driveway which leads to a single garage with an up and over door. The property also benefits from UPVC double glazing and gas central heating. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC double glazed front door leading to:

Entrance Hall: Radiator, built-in storage cupboard, staircase to the landing.

Lounge: UPVC double glazed window to the front aspect, radiator below, feature marble fireplace incorporating a living flame gas fire with a wooden mantle surround, archway open to:

Dining Room: UPVC double glazed sliding door to the rear garden, radiator, serving hatch through to the kitchen.

Kitchen Breakfast Room: UPVC double glazed window and door to the rear garden aspect, modern fitted wall and base units with complementary work top surfaces, breakfast bar, tiled splashbacks stainless steel sink unit with mixer tap, built in oven, four ring electric hob, concealed extractor hood above, space for a washing machine, space for a tumble dryer space for a fridge freezer, tiled floor, built in under stairs storage cupboard, inset spotlights to the ceiling.

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

Landing: UPVC frosted double glazed window to the side aspect, radiator, access to the loft via a pull down ladder.

Bedroom One: UPVC double glazed window to the front aspect, radiator below.

Bedroom Two: UPVC double glazed window to the rear aspect, radiator below.

Bedroom Three: UPVC double glazed window to the rear aspect, radiator below, fitted shelving, fitted wardrobe, with overhead storage cupboards.

Shower Room: UPVC frosted double glazed window to the rear aspect, modern suite comprising, shower cubicle, wash hand basin with mixer tap inset to a vanity unit, chrome plated towel rail, part tiling to the walls, extractor fan.

Separate WC: UPVC frosted double glazed window to the side aspect, close coupled WC, tiled floor, tiling to the walls.

Outside: There is a delightful garden which is mostly laid to lawn with feature plants and floral displays. A paved driveway leads to a single garage and a gate gives access along the side elevation. There is a well stock and mature rear garden which is mostly laid to lawn and a paved patio to the side elevation. At the bottom of the garden there is a useful concrete built storage room.

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 indicates the property is Leasehold, with 999 years, from 1965

Council tax: Cardwells estate agents Bolton research indicates the property is band B £1763 per annum

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

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

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. 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

