



BURY ROAD, BRIGHTMET, BL2 6NY



- Garden fronted mid terraced
- No onward chain
- Extended kitchen
- Two bedrooms
- Loft room
- Four piece bathroom suite
- Two reception rooms
- Close to local amenities



£120,000

BOLTON

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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this good sized garden fronted terraced property which has been extended to the rear. The property is located on Bury Road and is in prime position for many local shops, Brightmet Medical Centre and is great for the commuter as there's good access to both Bolton and Bury town centres with Radcliffe and the Metrolink, which takes you into Manchester, only a short drive away. Internally the property is a good size and the accommodation comprises a lounge, dining room and kitchen to the ground floor with two bedrooms and a modern four piece bathroom with underfloor heating heating to the first floor with the additional benefit of stairs from the first floor leading to a loft room with double glazed skylight. Externally the front of the property is accessed via a gate to a low maintenance garden. To the rear of the property there is an enclosed flagged yard with an outside tap and double gates to the rear. 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:

Vestibule: Ceiling light point, tiled floor, door into the lounge.

Lounge: 13' 9" x 13' 1" (4.20m x 3.99m) Ceiling light point, coving to the ceiling, radiator, double glazed window to the front, multi fuel wood burning stove.

Dining room: 13' 1" x 11' 4" (4.00m x 3.46m) Ceiling light point, laminate effect flooring, radiator, laminate effect flooring, understairs storage.

Kitchen: 13' 5" x 6' 4" (4.09m x 1.93m) Ceiling light point, door to the side, dual aspect double glazed windows to the rear and the side, range of fitted wall and base units with extractor fan, space for an electric cooker, dishwasher, washing machine, dryer, undercounter fridge and freezer, stainless steel sink with mixer tap and drainer, tiled floor with splashback to the walls, wall mounted vertical ladder radiator.

Landing: Ceiling light point, double glazed window to the rear, stairs leading to the loft room.

Bedroom 1: 14' 0" x 10' 11" (4.27m x 3.33m) Ceiling light point, coving to the ceiling, radiator, double glazed window to the front, fitted wardrobes.

Bedroom 2: 8' 8" x 8' 5" (2.64m x 2.56m) Ceiling light point, coving to the ceiling, radiator, laminate effect flooring, double glazed window to the rear.

Bathroom: 8' 11" x 6' 9" (2.71m x 2.06m) Downlights, coving to a ceiling, four piece suite incorporating a WC, vanity unit with inset sink, clawfoot freestanding bath with mixer tap, shower, wall mounted vertical ladder radiator, extractor fan, tiled flooring with splashback to the walls, underfloor heating.

Loft room: 16' 5" x 14' 3" (5.00m x 4.34m) Ceiling light point, double glazed skylight, laminate that flooring, storage to the eaves.

Outside: The front of the property is accessed via a gate to a low maintenance garden. To the rear of the property there is an enclosed flagged yard with an outside tap and double gates to the rear.

Viewings: For all viewings please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual £1511

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 990 years from 2 November 1899

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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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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