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**BRIGHTON AVENUE, HEATON, BL1 5LS**



- Semi detached family home
- Stunning kitchen/dining room
- Driveway for two cars
- Low maintenance rear garden
- Three fitted bedrooms
- Modern shower room
- Conservatory with insulated roof
- Close to many local amenities and



**£270,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Stunning family home packed with original features including feature cornice ceilings and picture rails. This superb semi detached home has been modernised by the current owners to create a simply wonderful home and is located close to many local amenities, good schools, shops and is well placed for the commuter with Bolton town centre being a short distance away. Internally the property comprises a porch, entrance hallway, lounge, modern open plan kitchen/dining room, utility/wc and conservatory to the ground floor with three good sized bedrooms and modern three piece shower room to the first floor. Externally there is driveway parking for two cars with a wood chipped flower bed to one side at the front. The rear garden is low maintenance and a good size with porcelain tiles, outside tap and double electric socket, well stocked borders and space for a shed and wood store. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Porch:** Wall lamp, Karndean flooring, door to the entrance hallway.

**Hallway:** Ceiling light point, radiator, stairs to the first floor.

**Lounge:** 13' 11" x 13' 10" (4.24m x 4.22m) Cornice to the ceiling, double glazed window to the front, multi fuel stove, radiator, ceiling light point.

**Open plan kitchen/diner:** 22' 3" x 10' 11" (6.79m x 3.32m) Downlights, ceiling light point, cornice to the ceiling, wall mounted vertical anthracite radiator, Karndean flooring, range of fitted wall and base units with plinth heater, extractor fan, integrated Neff appliances including an electric hob, double electric oven and dishwasher, space for a fridge/freezer, one and a half bowl sink with mixer tap and drainer, double glazed window overlooking the garden to the rear, double glazed sliding patio doors leading to the conservatory.

**Utility/wc:** 10' 2" x 3' 11" (3.10m x 1.20m) Ceiling light point, double glazed window to the front, Karndean flooring, fitted storage cupboards, wc, radiator, fitted base units with stainless steel sink with mixer tap and drainer, space for a washing machine and dryer, tiled splashback to the walls.

**Conservatory:** 14' 0" x 9' 5" (4.26m x 2.86m) Downlights, Karndean flooring, double glazed windows, double glazed French doors to the patio.

**Landing:** Double glazed window to the side, ceiling light point, loft access with pull down ladder.

**Bedroom 1:** 12' 0" x 11' 7" (3.65m x 3.52m) Downlights, double glazed window to the front, radiator, fitted wardrobes.

**Bedroom 2:** Bedroom 2: 3.31m x 2.57m Ceiling light point, fitted wardrobes, double glazed window overlooking the rear garden, radiator.

**Bedroom 3:** 8' 5" x 7' 10" (2.56m x 2.39m) Ceiling light point, fitted wardrobes, radiator, double glazed window overlooking the rear garden.

**Bathroom:** 7' 9" x 5' 3" (2.37m x 1.60m) Downlights, extractor fan, fitted storage cupboard, double glazed window to the front, wall mounted vertical ladder radiator, three piece suite incorporating a wc, table top sink, walk in shower cubicle with feature wall panel, tiled flooring and walls.

**Externally:** To the front of the property there is driveway parking for two cars with a wood chipped flower bed to one side. The rear garden is low maintenance and a good size with porcelain tiles, outside tap and double electric socket, well stocked borders and space for a shed and wood store.

**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 Leasehold 990 years from 1 May 1923

**Council Tax:** Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

**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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