

Independent Estate Agents
CardwellsTM
Est. 1982
www.cardwells.co.uk

CLAY STREET, BROMLEY CROSS, BL7 9BU



- Ideal for first time buyers
- Suitable for families & landlords too
- 3 bed mid terrace. uPVC D.G & gas combi C.H
- In the heart of Bromley Cross, BL7
- Beautiful bathroom suite
- Lovely aspect to the rear
- Close to amenities, railway & countryside
- Viewing recommended



£170,000

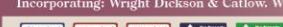
BOLTON

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

T: 0161 761 1215

E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk



Set in the heart of Bromley Cross village, Bolton, BL7 is this wonderful three bedroom brick built terraced home which enjoys a lovely aspect to the rear and is central for all the village luxuries. This may be perfect for first time buyers, families or landlords looking to expand their Buy To Let portfolio. Bromley Cross railway station (which directly serves; Manchester, Salford, Bolton and Blackburn) is within walking distance as is; Turton High School, Eagley, St John's, Walmsley, The Last Drop Village, The Retreat Restaurant, while sporting facilities such as: Turton Golf Club, Dunscore Golf Club, Turton Leisure Centre, Last Drop Village Gym, Delph Sailing Club etc are all nearby. There is beautiful countryside nearby ready to be explored on foot or bicycle, with the West Pennine Moors, Jumbles Country Park, and Jumbles reservoir all within easy reach. The property has been the subject of a comprehensive remodelling and refurbishment over recent years, in which the three bedroom design was created. The accommodation extends to around 62 square meters/667 square feet and briefly comprises; entrance vestibule, lounge with quality flooring, quality fitted kitchen/diner complete with oven/grill, electric hob and freestanding fridge/freezer, landing, three bedrooms and a stylish bathroom suite complete with triple option shower (over head, hand held and body jets). Externally there is a fully enclosed rear garden which is finished in Astroturf for easy maintenance ideal for all your round enjoyment with brick built outbuilding. The property benefits from a modern gas combination central heating boiler, uPVC double glazing and a security alarm. There is a possibility that the property could be sold with no further upward chain delay. This is a great opportunity and there is so much to admire, in the first instance there is a walk through viewing video available to watch, then a personal viewing can be arranged by calling Cardwells Estate Agents on 01204381281, emailing; Bolton@Cardwells.co.uk or visiting; www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule: 2' 11" x 3' 0" (0.88m x 0.92m) uPVC window and entrance door.

Living room: 13' 10" x 12' 10" (4.229m x 3.919m) Large uPVC window to the front with fitted night and day style blinds, quality flooring, feature tiled fireplace, insect spot lighting, neutral decorations, radiator.

Kitchen diner: A quality professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, fitted oven/hob, electric hob, freestanding fridge freezer, plumbed for automatic washing machine, uPVC double glazed windows to the rear, wall mounted modern Glowworm gas combination central heating boiler, ample dining space, neutral decorations, insect ceiling spot lighting, stairs off to the first floor.

Landing: Loft access point.

Bedroom 1: 17' 1" x 8' 0" (5.209m x 2.442m) Measured at maximum point. Feature decorative fireplace, uPVC window which enjoys a lovely aspect to the rear, complete with fitted blinds, radiator, neutral decorations, quality carpeting.

Bedroom 2: At maximum point, uPVC window to the front, quality carpeting, fitted blinds, radiator.

Bedroom 3: uPVC window to the front, quality carpeting, radiator.

Bathroom: 9' 3" x 4' 3" (2.813m x 1.307m) Beautifully presented and stylish bathroom suite with bath, WC and pedestal wash hand basin with triple option shower including overhead shower, handheld shower and body jet, stylish ceramic wall and floor tiling, extractor, uPVC window, heated towel rail, inset ceiling spot lighting.

Plot size: The overall approximate plot size is around 0.01 of an acre.

Rear garden: The rear garden is fully enclosed to the rear and has been designed with easy maintenance in mind being predominantly allowed to Astroturf. At the time of marketing the photo may show a damaged fence but this will be replaced in due course. There is a brick out building with a tap.

Chain details: There is a possibility that the property can be sold with no further upward chain delay, this can be confirmed in due course.

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 990 from 12th April 1881, we are advised ground rent is £2 per annum.

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Bolton council tax: The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is A at an annual cost of around £1,432 per annum.

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. A walk through viewing video is available to watch in the first instance at your convenience.

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

