

**BISPHAM AVENUE, BRIGHTMET, BL2 6JU**



- A much improved two bed end terrace
- Consistently popular residential location
- Hall/lounge with media wall/landing
- Two double bedrooms/family bathroom
- Double driveway parking/prof fitted kitchen
- Large corner plot gardens/gravelled patio
- Close to amenities/nurseries/transport links
- Catchment area for highly rated schools



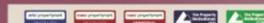
**£169,995**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered in England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



Cardwells Estate Agents Bolton are delighted to offer to the market this much improved two bedroom corner plot end terrace on Bispham Avenue in Breightmet. Situated in a consistently popular area with local schools, amenities and transport links all within close proximity. Briefly comprising: Composite entrance door, hallway with an enclosed staircase to the landing, lounge with a media wall, dining kitchen, two double bedrooms and a very well appointed family bathroom suite. To the outside is a double driveway parking and to the rear is a large corner plot split level garden with gravelled patio areas and a lawn. A personal inspection comes with our highest recommendations to appreciate all on offer and this can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). Please watch the online at walk through video prior to booking your viewing.

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

**Hallway:** 4' 0" x 3' 9" (1.22m x 1.14m) Composite entrance design into the hallway with wall mounted radiator, enclosed staircase to the landing.

**Lounge:** 13' 9" x 12' 1" (4.19m x 3.68m) Wall mounted feature fire, uPVC double glazed window, wall mounted radiator.

**Dining kitchen:** 8' 9" x 6' 1" (2.66m x 1.85m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, worktops, space for white goods, uPVC double glazed window, under storage cupboard, uPVC door giving access to the garden.

**Landing:** 2' 10" x 6' 3" (0.86m x 1.90m) uPVC double glazed window, loft access point.

**Bedroom One:** 12' 0" x 16' 5" (3.65m x 5.00m) uPVC double glazed window, wall mounted radiator.

**Bedroom Two:** 11' 1" x 10' 0" (3.38m x 3.05m) uPVC double glazed window, wall mounted radiator.

**Bathroom:** 7' 9" x 5' 10" (2.36m x 1.78m) Very well appointed three piece suite comprising wc, wash basin on a vanity unit, P shaped bath with T bar mixer shower and fitted screen, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

**Externally:** To the outside is a double driveway parking and to the rear is a large split level garden with gravelled patio and a lawn.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold - 999 years from March 1980, circa £10.00 per annum.

**Council Tax:** Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of around £1,594.00 per annum.

**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)

**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

