





www.cardwells.co.uk

BREIGHTMET FOLD LANE, BOLTON, BL2 5NB



- Detached true bungalow
- No upward chain involved
- Updating required
- 3 bedrooms, 2 reception rooms
- Popular and convenient location
- Close to shops & amenities
- Mature gardens, garage
- Offers great potential





Offers in the Region Of £215,000

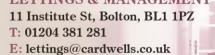
BOLTON

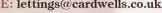
T: 01204 381 281

E: bolton@cardwells.co.uk

11 Institute St, Bolton, BL1 1PZ 14 Market St, Bury, BL9 0AJ T: 0161 761 1215

E: bury@cardwells.co.uk





A detached three bedroom detached bungalow, situated in a very popular and convenient location, close to excellent amenities, including shops schools and transport links. The property is offered for sale with the advantage no upward chain involved, however, it does require updating, but offers great potential. Viewing is highly recommended through Cardwells estate agents, Bolton, bolton@cardwells.co.uk, (01204) 381281. The accommodation briefly comprises Entrance hall, porch, lounge, kitchen, dining room, inner hallway, three bedrooms, and a bathroom. Outside there gardens to the front and rear along with a paved driveway providing ample off the street parking leading to a single garage. The property also benefits from double glazing to the majority and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door and window aside.

Entrance hall: Built in storage cupboard, doors leading to

Lounge: 15' 10" x 10' 10" (4.82m x 3.30m) 2 uPVC, leaded light double glazed windows, front and side aspect, feature marble fireplace with an ornate mantle surround incorporating a gas fire, two radiators.

Dining room: 15' 4" x 9' 1" (4.67m x 2.77m) Radiator, twin opening doors lead to

Entrance porch: uPVC double glazed entrance porch with a door, giving access to the side elevation.

Kitchen: 11' 4" x 8' 5" (3.45m x 2.56m) uPVC double glazed window to side aspect, fitted wall and baseunits with working surfaces, inset single bowl, single drainer, stainless steel sink unit with mixer tap, radiator, space for a cooker, washing machine and a fridge.

Inner hallway: Built in airing cupboard, access to the loft, doors leading to,

Bedroom 1: 12' 7" x 9' 0" (3.83m x 2.74m) uPVC double glazed window rear aspect, radiator below.

Bedroom 2: 10' 6" x 7' 9" (3.20m x 2.36m) uPVC double glazed window rear aspect, radiator below.

Bedroom 3: 8' 0" x 7' 6" (2.44m x 2.28m) uPVC double glazed window side aspect, timber glazed window, porch aspect, radiator, built-in storage cupboard.

Bathroom: 9' 0" x 6' 7" (2.74m x 2.01m) uPVC frosted double glazed window side aspect, panel enclosed bath, close coupled WC, wash basin, radiator, tiling to the walls, shower over the bath.

Outside: To the front there is an open plan laid to lawn garden with plant and floral displays. A paved driveway leading along the side elevation, providing off street parking to a single garage. Rear garden - Mature garden, mostly laid to lawn with trees and plants displays. There is a paved patio and a paved pathway giving access along the side elevation.

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 shows the property is Leasehold, 999 years from 1 July 1978

Council tax: Cardwells Estate Agents Bolton research shows band C, annual charges for 2023/2024 1812.32

Plot size: Cardwells Estate Agents Bolton research shows the plot size is 0.09 acre.

Flood risk information: Cardwells Estate Agents Bolton research shows the property is in a very low risk flood area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Thinking of selling: If you are thinking of selling a property, perhaps Cardwells can be of assistance? A accurate up-to-date property valuation may be an ideal place to start your next move planning and we provide these free of charge and with no obligation. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Arranging a mortgage: Cardwells can introduce you to Independent Financial Advisors who will be pleased to help you find the right mortgage. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: 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 Estate Agents, Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents, Bolton 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 Estate Agents, Bolton 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 Itd

















