



BRIGHTMET 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

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BURY

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LETTINGS & MANAGEMENT

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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.



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

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