



CROSSDALE ROAD, BRIGHTMET, BL2 5NE



- Semi detached true bungalow
- Very well presented throughout
- Modern interior
- Two good sized bedrooms
- Beautiful gardens front and rear
- Driveway and garage parking
- Contemporary kitchen and bathroom
- Close to local amenities



Offers in the Region Of £235,000

BOLTON

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E: bolton@cardwells.co.uk

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.

Beautifully presented semi detached true bungalow located within the popular area of Brightmet, Bolton. The properties location is ideal for local shops, transport links and other amenities. Internally the property is very well presented and comprises an entrance hallway, lounge, two good sized bedrooms, modern fitted bathroom and kitchen/dining room. Externally there is a low maintenance gravelled garden with borders and a block paved driveway leading to the garage at the front. The rear garden is a sun trap being south facing with a patio area and steps leading down to a lawned garden with raised borders, a summerhouse and a canopied seating/barbeque area. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, tiled floor, radiator, storage cupboard.

Lounge: 16' 6" x 11' 8" (5.03m x 3.55m) Ceiling light point, double glazed window to the front, radiator, wall mounted remote controlled electric feature fire.

Inner hallway: Ceiling light point, loft access with pull down ladder which is part boarded and also houses the boiler.

Kitchen dining room: 17' 4" x 9' 5" (5.28m x 2.87m) Ceiling light points, double glazed window overlooking the garden to the rear, double glazed French doors leading to the rear garden, radiator, range of fitted wall and base units in with extractor fan, integrated gas hob, double electric oven, space for a washing machine and fridge/freezer, one and a half bowl sink with mixer tap and drainer, laminate effect flooring.

Bedroom 1: 12' 6" x 12' 2" (3.81m x 3.71m) Ceiling light points, fitted wardrobes, radiator, double glazed window overlooking the rear garden.

Bedroom 2: 9' 1" x 8' 8" (2.77m x 2.64m) Ceiling light point, double glazed window to the side, radiator.

Bathroom: 6' 3" x 5' 5" (1.91m x 1.64m) Ceiling light point, extractor fan, double glazed window to the side, radiator, three piece suite incorporating a vanity unit with inset sink, wc, panelled bath with mixer tap and shower above, tiled walls.

Outside: To the front of the property there is a low maintenance gravelled garden with borders and a block paved driveway leading to the garage. The rear garden is a sun trap being south facing with a patio area and steps leading down to a lawned garden with raised borders, a summerhouse and a canopied seating/barbeque area.

Parking: Driveway

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 12 February 1964, ground rent of £9 per year.

Council tax: Cardwells estate agents Bolton research shows the property is band C £2105 per annum approximately

Flood risk information: 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.

Thinking of selling or letting in Bolton: 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk or visit: 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 Estate Agents Bolton 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 or visiting: www.Cardwells.co.uk

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