

CROSSDALE ROAD, BREIGHTMET, 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

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



Beautifully presented semi detached true bungalow located within the popular area of Breightmet, Bolton. The property's 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 01204 381281 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 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

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

