



**Viewing** Viewing is highly recommended to appreciate all that is on offer, in the first instance of walks reviewing video is available to watch and then internal viewing appointments can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk).

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Independent Estate Agents

# Cardwells

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**BRIGGS FOLD ROAD, EGERTON, BOLTON, BL7 9SG**



- Semi detached True bungalow
- Upgraded roof and quality flooring
- Quality fitted kitchen, gas combi ch
- Lounge / diner with feature fireplace
- Modern 3pc shower room
- Fitted master bedroom, good 2nd
- Single garage & driveway parking
- Beautiful village position. No chain



**Offers in the Region Of £240,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A semi detached true bungalow set in the consistently popular semi rural village of Egerton to the north of Bolton. Positioned within a much admired development off Blackburn Road, the area is particularly well served by restaurants (Ciao Baby, Cibo) transport links (A666 and Bromley across a railway Station), schools (Walmsley, Egerton, Turton High etc) superb sporting facilities including: Turton golf club, Dunscair golf club, Egerton Cricket Club, Dunscair Sailing Club and the Last Drop Village. The property benefits from a replaced roof, quality flooring, Worcester gas combination central heating boiler and a modern three-piece shower room. Meaning that it is hopefully ready to move straight into.

The accommodation on offer briefly comprises: entrance hallway with two useful storage areas, sizable lounge/diner with feature fireplace, quality fitted kitchen, modern white three-piece shower room suite, fitted master bedroom and a second bedroom to the front of the property. There is a single garage to the side which is served by a driveway providing additional car parking for approximately two cars. The front garden is neatly laid to lawn with a picturesque rockery while the rear garden is designed for easy maintenance with patio areas and well stocked rockeries.

The bungalow benefits from UPVC double glazing, fitted blinds, gas combination central heating and importantly is offered for sale with no further upward chain delay and early vacant possession. There is a great deal to admire and in the first instance a virtual walk-through viewing video is available to watch, and then internal viewing appointments can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### ACCOMMODATION AND APPROXIMATE ROOM SIZES:

**Hallway** 11' 7" x 8' 10" (3.52m x 2.69m) Measured at maximum points in an L shape with quality flooring, UPVC entrance door, two built-in storage areas one of which contains the Worcester gas combination central heating boiler, radiator, drop-down ladder which serves the loft storage space.

**Lounge/Diner** 18' 0" x 11' 0" (5.477m x 3.360m) UPVC bay window to the front, feature fireplace with living flame gas fire, radiator, coved ceiling.

**Kitchen** 10' 8" x 8' 8" (3.259m x 2.644m) Quality professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, electric flooring, hob with matching extractor over, double oven/grill, stainless steel single bowl sink and drainer with mixer tap over, plumbed for a dishwasher, the work surfaces extend into a breakfast bar, spot lighting, radiator, ceramic wall tiling, UPVC window overlooking the rear garden and UPVC double glazed door out onto the rear garden.

**Master Bedroom** 13' 5" x 11' 0" (4.096m x 3.344m) Professionally fitted bedroom furniture to one wall giving a variety of wardrobes, storage space and drawers, matching bedside drawers and an additional chest of drawers, UPVC window overlooking the rear garden, fitted blinds, radiator.

**Bedroom Two** 8' 8" x 9' 2" (2.644m x 2.783m) UPVC window to the front with fitted blinds, radiator.

**Shower Room** 6' 6" x 5' 8" (1.975m x 1.737m) A modern white three-piece shower room suite comprising: corner shower enclosure, modern white wash hand basin with built-in vanity storage space, dual flush WC and ceramic wall tiling. UPVC window, ceiling spot lighting, extractor fan, radiator.

**Loft Space** The loft space runs full width of the property there is some boarding down and currently is used for storage space. The loft is accessed from the drop-down ladder from the hallway.

**Garage** 17' 10" x 8' 11" (5.426m x 2.727m) Up and over vehicle access door, UPVC window to the rear, power and lighting, a water supply, plumbed for washing machine, pedestrian door. The garage is served by a private driveway giving additional off-road car parking space for perhaps two cars.

**Price** Offers In The Region £240,000

**Chain Details** The property can be sold with early vacant possession and no further upward chain

**Tenure** We understand the property is freehold.

