



**BURY ROAD, BREIGHTMET, BL2 6DE**



- Very well presented two bed mid terrace
- Off road parking/Freehold tenure
- Lounge/dining kitchen/landing
- Two good bedrooms/family bathroom
- Access to a fully boarded loft/home office
- Warmed by gas Ch/upvc double glazed
- Garden fronted/large enclosed rear yard
- Close to amenities/schools/nurseries



**£140,000**

**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



A much improved two bedroom mid terrace on Bury Road in Breightmet with the added advantage of additional off road parking to the rear and a fully boarded loft room. Situated in a consistently popular residential area and as such in close proximity to excellent local amenities, transport links with local nurseries and schools and nurseries all within the catchment area. Briefly comprising composite entrance door, vestibule, lounge, dining kitchen, landing, two bedrooms, family bathroom suite and access to the fully boarded loft via a pull down ladder, which is ideal for storage or perhaps a home office. To the outside is a garden fronted and there is an enclosed large enclosed yard to the rear providing additional off road parking. Warmed by gas central heating and uPVC double glazed throughout, a personal inspection comes with our highest recommendations and this can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). In the first instance there is a walk through video for your perusal.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule:** 2' 6" x 2' 10" (0.76m x 0.86m) Composite entrance door into the vestibule with timber and glass door giving access to:

**Lounge:** 11' 2" x 14' 5" (3.40m x 4.39m) Feature fireplace and surround, uPVC double glazed window, wall mounted radiator.

**Dining Kitchen:** 15' 10" x 14' 5" (4.82m x 4.39m) Professionally fitted kitchen comprising one and a half bowl sink unit with mixer tap over, base and wall units, worktops, oven, four ring induction hob with extractor above, space for white goods, under stairs storage cupboard, uPVC double glazed window, cupboard housing the gas combination boiler, composite door giving access to the rear, wall mounted radiator, enclosed staircase to the landing.

**Landing:** 5' 10" x 9' 10" (1.78m x 2.99m) Access to a fully boarded loft.

**Loft Room:** 17' 9" x 14' 5" (5.41m x 4.39m) Accessed via a pull down 3 piece wooden ladder, ideal for storage/home office.

**Bedroom One:** 11' 0" x 14' 5" (3.35m x 4.39m) uPVC double glazed window, wall mounted radiator.

**Bedroom Two:** 9' 1" x 9' 9" (2.77m x 2.97m) uPVC double glazed window, wall mounted radiator.

**Bathroom:** 11' 7" x 4' 6" (3.53m x 1.37m) Three piece suite comprising wc, pedestal wash hand basin, bath with electric shower and fitted curtain, wall tiling to the majority, frosted uPVC double glazed window, wall mounted heated towel rail.

**Outside:** To the outside there is a small low maintenance front garden and a large enclosed rear yard providing additional off road parking.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Freehold.

**Council Tax:** Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of around £1,506.00 per annum.

**Flood Risk:** 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.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**Thinking of selling or letting:** 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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