



BURY ROAD, BREIGHTMET, BL2 6HR



- Substantial five bed semi detached
- Reception hallway/bay fronted lounge
- Very well appointed dining kitchen
- Accommodation over three levels
- Five bedrooms/ensuite to the master
- Purpose built outdoor gymnasium/office
- Warmed by gas C.H/uPVC double glazed
- Close to Leverhulme park/outdoor pursuits



£285,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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Cardwells Estate Agents Bolton offer to the market this very well presented, recently refurbished five bed semi detached property on Bury Road in Breightmet. Enjoying an elevated position overlooking Bury Road and perfectly positioned for the areas highly regarded amenities, local nurseries and schools, outdoor pursuits with excellent transport links to Bolton and Bury on the doorstep. Boasting accommodation over three levels and briefly comprising: Composite entrance door, reception hallway, bay fronted lounge, very well appointed dining kitchen with double doors giving access to the rear garden, first floor landing, master bedroom with ensuite, bedrooms two and three and stairs giving access to the upper landing which has a further two bedrooms. To the outside is a very well maintained front garden and to the rear is a low maintenance garden with space for a hot tub and a purpose built home office/gymnasium with power and lighting. Viewings are readily available by ringing Cardwells Estate Agents Bolton on 01204381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance into.

Vestibule: 4' 4" x 5' 5" (1.32m x 1.65m) Timber and glass door giving access to.

Reception hallway: 9' 4" x 5' 5" (2.84m x 1.65m) uPVC double glazed window, cupboard housing the gas boiler, wall mounted radiator.

Lounge: 15' 0" x 12' 4" (4.57m x 3.76m) uPVC double glazed bay window, two wall mounted radiators.

Dining kitchen: 17' 9" x 15' 6" (5.41m x 4.72m) Very well appointed dining kitchen comprising one and a half bowl sink unit with hot tap over, base and wall units, integrated fridge freezer, dishwasher, double oven, microwave and washing machine, breakfast bar, double doors giving access to the rear garden, uPVC double glazed window, two wall mounted radiators.

First floor landing: Staircase giving access to the upper level.

Bedroom 1: 15' 1" x 12' 11" (4.59m x 3.93m) uPVC double glazed bay window, built in wardrobes, wall mounted radiator.

En suite: 5' 3" x 4' 4" (1.60m x 1.32m) Three piece suite comprising WC, washbasin on a vanity unit, walk in shower cubicle, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail

Bedroom 2: 14' 3" x 8' 8" (4.34m x 2.64m) uPVC double glazed window, wall mounted radiator.

Bedroom 3: 14' 3" x 8' 8" (4.34m x 2.64m) uPVC double glazed window, wall mounted radiator.

Bathroom: 7' 7" x 6' 1" (2.31m x 1.85m) Three piece suite comprising WC, wash basin on a vanity unit, P shaped bath with T bar mixer shower and fitted glass screen, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

Upper Level:

Bedroom 4: 19' 1" x 11' 7" (5.81m x 3.53m) Professionally fitted wardrobes, professionally fitted wardrobes, Velux window built in eaves storage, wall mounted radiator Velux window built in eaves storage, wall mounted radiator.

Bedroom 5: 7' 6" x 11' 7" (2.28m x 3.53m) Velux window, wall mounted radiator, built in eaves storage.

Viewings: Please contact 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 May 1915

Council tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band C with Bolton Council at an approximate cost of around £2,008.00 per annum.

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.

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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 or visiting: www.Cardwells.co.uk

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