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**BROMWICH STREET, THE HAULGH, BL2 1LJ**



- Lovely semi detached house
- Extended family home
- 3 bedrooms, 2 reception rooms
- Kitchen breakfast room
- Many character features
- Close to town centre
- Excellent amenities & transport links
- Viewing highly recommended



**£299,995**

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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.



A lovely bay fronted semi detached house, situated in a very popular and convenient location. This three bedroom property, has been extended on the ground floor, creating a spacious addition, including a kitchen breakfast room and a family/dining room. Bromwich street is within close proximity to Bolton Town Centre and St Peter's way (A666). This great family home has many character features, with potential to improve to your own requirements. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The accommodation briefly comprises. Vestibule, entrance hall, lounge, with a feature fireplace, open plan dining/family room also with a feature fireplace and a kitchen breakfast room. Upstairs there are three bedrooms and a generous sized family bathroom. Outside there are lovely mature gardens and a generous sized driveway, leading to a garage.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Twin opening uPVC double glazed doors leading to

**Vestibule:** Quarry tiled floor, timber framed door with leaded light stained glass panels.

**Entrance hall:** Wooden flooring, radiator, built-in under stairs storage cupboard, staircase to the landing, doors lead to

**Lounge:** 13' 6" x 11' 8" (4.11m x 3.55m) uPVC double glazed bay window, front aspect, feature marble fireplace incorporating a living flame gas fire, radiator, coving to the ceiling.

**Extended sitting room/dining room:** 21' 10" x 11' 7" (6.65m x 3.53m) uPVC double glazed French doors, rear garden aspect, feature marble Fireplace incorporating a living flame gas fire, with a wooden mantle surround, two radiators, coving to the ceiling.

**Extended kitchen breakfast room:** 18' 4" x 8' 5" (5.58m x 2.56m) 2 uPVC double glazed windows, side aspect, uPVC frosted double glazed door, rear garden aspect, fitted wall and base units with complimentary work surfaces and tiled splashbacks, breakfast bar, stainless steel sink unit with mixer tap, space for a range cooker, space for a fridge freezer, integrated freezer, radiator.

**Landing:** uPVC leaded light stained glass window, side aspect, access to the loft.

**Bedroom 1:** 11' 7" x 9' 9" (3.53m x 2.97m) uPVC double glazed window, rear garden aspect, modern fitting wardrobes and matching drawers, radiator.

**Bedroom 2:** 12' 1" x 9' 6" (3.68m x 2.89m) UPVC double glazed window, front aspect, radiator below, fitted wardrobes with overhead storage cupboards.

**Bedroom 3:** 8' 2" x 6' 10" (2.49m x 2.08m) uPVC double glazed window, front aspect, radiator below.

**Bathroom:** 8' 11" x 7' 2" (2.72m x 2.18m) uPVC frosted double glazed window, rear aspect, white suite comprising, enclosed bath, shower cubicle, close coupled WC, wash basin, tiling to the walls, radiator, uPVC frosted double glazed window side aspect

**Outside:** To the front there is a substantial garden and driveway. The garden is mostly laid to lawn, with plant and floral displays. A gated driveway provides ample off-street parking and leads to a single garage with an up and over door. To the rear there is an enclosed patio area. A gate gives access to the side elevation and a further gate leads to the larger part of the garden. The garden is well stocked and mature, with a lawned area with feature tree and raised beds.

**Viewings:** Please call Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is leasehold, 999 years from 1 November 1923 we are advised the ground rent is £4 per annum

**Council tax:** Cardwells estate agents Bolton research indicates the property is band C £2015 per annum

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates 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](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 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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