



WITHINS GROVE, BREIGHTMET, BL2 5AJ



- Semi detached family home
- Three bedrooms
- Lounge/diner and kitchen
- Three piece bathroom suite
- Well presented garden
- Driveway parking
- Close to many local amenities
- Good commuter routes



£160,000

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
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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
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Offered for sale with NO ONWARD CHAIN is this attractive semi detached home, perfect for a couple or a first time buyer. The property is located close to many local amenities and commuter routes which give good access to both Bolton and Bury town centres. Internally the property comprises an entrance hallway, lounge/diner and kitchen to the ground floor with three bedrooms and a three piece bathroom suite to the first floor. Externally the property has a good sized pebbled driveway for two cars at the front. To the rear of the property there is a patio area which leads to a decked seating area, steps leading down to the lawned garden where there is a greenhouse and a shed. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, double glazed window to the front, under stairs storage, stairs to the first floor.

Lounge/diner: 17' 11" x 10' 6" (5.47m x 3.19m) Ceiling light point, multi fuel wood burning stove, radiators, double glazed window to the front, double glazed sliding patio doors leading to the decking at the rear.

Kitchen: 10' 11" x 6' 10" (3.34m x 2.08m) Ceiling light point, double glazed window to the rear overlooking the garden, door to the side, range of fitted wall and base units with extractor fan, stainless steel sink with mixer tap and drainer, space for an electric oven, washing machine and fridge freezer, tiled splashback to the walls, radiator, wall mounted boiler within one of the kitchen wall units.

Landing: Ceiling light point, double glazed window to the side.

Bedroom 1: 10' 10" x 9' 10" (3.31m x 3.00m) Ceiling light point, double glazed window, radiator.

Bedroom 2: 10' 11" x 6' 9" (3.33m x 2.06m) Ceiling light point, double glazed window overlooking the rear garden, radiator.

Bedroom 3: 8' 2" x 6' 6" (2.49m x 1.99m) Ceiling light point, double glazed window overlooking the rear garden, radiator.

Bathroom: 7' 5" x 6' 4" (2.27m x 1.93m) Downlights, dual aspect double glazed windows to the front and the side, three piece suite incorporating a wc, wash hand basin, panelled bath with mixer tap and shower above, wall mounted vertical ladder radiator, tiled walls.

Externally: The front of the property has a good sized pebbled driveway for two cars. To the rear of the property there is a patio area which leads to a decked seating area, steps leading down to the lawned garden where there is a greenhouse and a shed.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 990 years from 12 May 1935.

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1763

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 or visiting: www.Cardwells.co.uk.

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 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 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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