

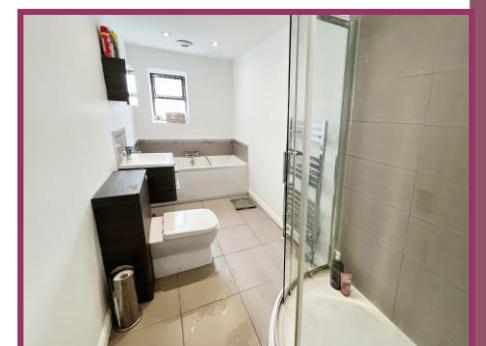
Independent Estate Agents
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HOUGH LANE, BROMLEY CROSS, BL7 9DA



- Three bed/2 bathroom stone cottage
- Accommodation over 3 levels/no upward chain!
- Lounge/farm house style country kitchen
- 3 bedrooms/well appointed family bathroom
- Useful loft room/gardens to front and rear
- Close to the village/excellent amenities etc
- Warmed by gas central heating/partial dg
- Vacant possession/no upward chain!



Auction Guide Price £138,000

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



For sale by auction Pugh and Co. Cardwells Estate Agents Bolton offer to the market this three bed stone cottage available with no upward chain and boasting flexible living accommodation over three levels. Situated on Hough Lane and as such being in close proximity to the village and all it's sought after highly regarded nurseries, schools, sports and leisure facilities, bars and restaurants with Bromley Cross train station offering an easy commute to Blackburn, Bolton, Manchester and beyond. In need of light modernisation which we feel is more than reflected in the realistic asking price, the cottage briefly comprises: Timber entrance door, lounge with exposed brick feature fireplace and surround with inset wood burner, farmhouse style country kitchen with integrated appliances, landing, three bedrooms and a family bathroom to the first level and an enclosed staircase giving access to the loft room which has an additional bathroom. Warmed by gas central heating and partially UPVC double glazed, viewings can easily be arranged seven days a week by ringing Cardwell Estate Agents Bolton in the first instance on 01204 381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge: 12' 0" x 14' 10" (3.65m x 4.52m) Feature exposed brick fireplace with inset wood burner, timber glazed window, wall mounted radiator.

Kitchen: 12' 2" x 16' 2" (3.71m x 4.92m) Professionally fitted farmhouse style kitchen comprising stainless steel sink with mixer tap over, base and wall units, integrated fridge, freezer, washer dryer and dishwasher, range master style cooker with seven ring hob, useful under stairs storage cupboard, wall mounted radiator, cupboard housing the gas combination boiler, timber glazed window, timber door giving access to the rear.

Landing: 5' 5" x 14' 11" (1.65m x 4.54m) Stairs to the loft room.

Bedroom One: 120' 9" x 3' 0" (36.78m x 0.91m) Fitted wardrobes, exposed brick ornamental fireplace, timber glazed window, wall mounted radiator.

Bedroom Two: 9' 1" x 7' 7" (2.77m x 2.31m) Timber glazed window, wall mounted radiator.

Bedroom Three: 9' 1" x 6' 10" (2.77m x 2.08m) Timber glazed window, wall mounted radiator.

Bathroom: 12' 0" x 5' 2" (3.65m x 1.57m) Well appointed four piece suite comprising WC, wash basin on a vanity unit, bath, walk in corner shower cubicle, timber glazed window, wall mounted heated towel rail.

Loft Room: 13' 0" x 15' 1" (3.96m x 4.59m) Fitted carpets, built in eaves storage, Upvc double glazed window.

Loft Shower Room: 4' 5" x 5' 0" (1.35m x 1.52m) Two piece suite comprising WC, wall mounted sink unit, walk in shower cubicle, full wall tiling, UPVC double glazed window.

Outside: There is a small front garden behind a low stone palisade and there is a large split level garden to the rear after the public walkway.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 of an acre.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold - 999 years from March 1848

Council Tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band B with Bolton Council at an approximate cost of around £1,665.31 per annum payable to Bolton council.

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. 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 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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