

**Thinking of moving?** Are you thinking of a Move? The property market has really changed and the best place to start will likely be with an accurate valuation of your property so you know what it is really worth now. For a relaxed, professional valuation, free of charge and with no obligation, call Cardwells Estate Agents Bolton on 01204381281 or visit: <https://www.cardwells.co.uk/get-your-free-valuation/> or <https://www.cardwells.co.uk>

**Viewings** All viewings are by advanced appointment with Cardwells Estate Agents, Bolton, 01204 381281 or via [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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**SOMERTON ROAD, BRIGHTMET, BOLTON, BL2 6TX**



- Extended family home
- Three fitted bedrooms
- Lounge with separate dining room.
- Fitted kitchen
- Family bathroom and ensuite
- Annex style living area
- Gardens to front and rear
- Detached garage



**Offers in the Region Of £299,995**

**BOLTON**

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Incorporating: Wright Dickson & Catlow. WDC Estates



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Located on the ever popular Somerton Road this extended family home offers something quite unique in the form of a separate Annex style living area. The property is very well presented with contemporary styling, has a full alarm and CCTV system and briefly comprises good size lounge, dining room, fitted kitchen, two fitted bedrooms and bathroom to the main house with access to the Annex style section which also has its own entrance from the rear hall with stairs leading up to a lounge area, third bedroom which has an en-suite. This sizable property is situated on a good sized corner plot with driveway parking for three vehicles and enjoys good size gardens to the front side and rear. This is quite a special house and is certain to attract a great deal of interest in this current market and early viewing is therefore advised which can be arranged through our Bolton office on (01204) 381281 or by email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or through our website [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

##### **Double glazed door to the front elevation leading into the lounge**

**Lounge** 9' 8" x 11' 10" (2.94m x 3.60m) plus 2.85 m x 2.71 m Double glazed window to the front elevation. Stairs lead off to the first floor landing. Under stairs storage. Two radiators. Door leading through to dining room.

**Dining Room** 13' 1" x 12' 0" (3.98m x 3.66m) Double glazed window to the front and rear elevations. Two radiators. Door leading through to rear hall.

**Rear Hall** Double glazed window to the front elevation with double glazed French doors to the rear stairs lead off to the Annex. Radiator.

**Kitchen** 11' 10" x 8' 1" (3.60m x 2.47m) Double glazed window and door to the rear elevation. Range of fitted base units with complimentary worksurfaces and matching wall mounted cabinet. Four burner gas hob with electric oven and extractor. Inset sink and drainer. Plumbed for washing machine. Space for fridge freezer.

**First Floor Landing** Stairs lead off the lounge to the first floor landing with loft access.

**Bedroom One** 9' 9" x ' ' (2.98m x m) Double glazed window to the front elevation. Range of fitted bedroom furniture. Radiator.

**Bedroom Two** 11' 1" x 11' 9" (3.38m x 3.57m) Double glazed window to the rear elevation. Range of fitted bedroom furniture. Radiator.

**Bathroom** 5' 10" x 6' 9" (1.77m x 2.06m) Double glazed window to the side elevation. Three piece suite comprising a bath with shower and screen over, close coupled WC and pedestal wash hand basin. Chrome heated towel rail. Tiled elevations.

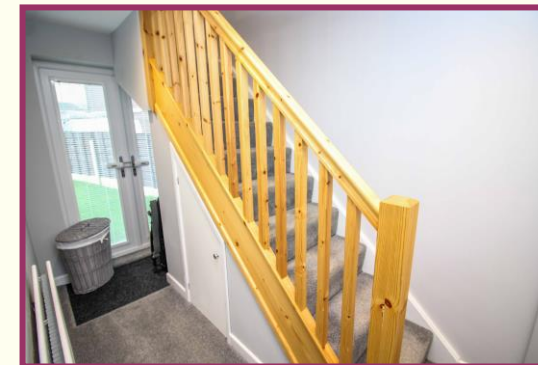
**Annex Landing/Living Area** Stairs lead off the rear hall to the living area. Double glazed windows to front and rear. Radiator. Measured at 3.97 m x 2.79 m minus the stairs.

**Annex/Bedroom Three** 9' 6" x 9' 2" (2.89m x 2.80m) Double glazed window to the front elevation. Range of fitted bedroom furniture. Radiator.

**En-suite** Double glazed window to the rear elevation. Three-piece suite comprising walk in shower, pedestal wash hand basin and close coupled WC. Chrome heated towel rail.

**External** Located on a sizable corner plot the property has block paved driveway parking for two vehicles to the front with neat lawned gardens leading around the side and to the rear which also has a driveway leading to the detached garage.

**Price** £299,995



**Please note: all viewings are by appointment only through our BOLTON Office**