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**HATHERLEIGH WALK, BRIGHTMET, BL2 6TT**



- Beautiful aspect to the front
- Sold with no upward chain
- Garage parking to the rear
- Two double bedrooms
- Modern gloss white fitted kitchen
- Spacious lounge/diner
- White 3pc bathroom suite
- Gas, CH, UPVCDG. Ideal first home



**£159,995**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A recently improved two double bedroom mews property which enjoys a wonderful aspect to the front across the local countryside, that is perfectly positioned to go out and explore on foot or bicycle. This may well make a perfect first home or perhaps a great addition to a buy to let property portfolio. The location is superb with the countryside, virtually just beyond the front garden gate. However, Saint Osmonds Primary School and other well-regarded schools are nearby, as are shops, transport links and excellent sporting and recreational facilities. The accommodation on offer briefly comprises: entrance porch, open plan lounge/dinner which enjoys the aspect to the front, quality fitted kitchen, first floor landing, two double bedrooms, and a white three piece bathroom suite. There is a pretty lawned front garden and the rear garden is fully enclosed with patio and Astroturf areas. Importantly, there is also a single garage located in the colony of garages to the rear. The property benefits from gas central heating, UPVC double glazing, and importantly, is offered for sale with no further upward chain delay. In the first instance, there is a walk-through viewing video available to watch at your convenience, then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

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

**Approximate floor area:** The overall approximate floor area is around 678 ft.<sup>2</sup>/63 m<sup>2</sup>.

**Entrance Porch:** 4' 4" x 2' 9" (1.331m x 0.831m) UPVC entrance door and window to the side, ceramic tiled floor.

**Open Plan, lounge/diner:** 19' 4" x 11' 11" (5.890m x 3.625m) Measured at maximum points. PVC window to the front porch, enjoys the lovely front aspect, the window is fitted with a blind, radiator, quality, timber flooring, under stairs, storage, space, neutral decorated walls, turning staircase, off to the first floor.

**Kitchen:** 11' 10" x 8' 1" (3.613m x 2.454m) A professionally fitted kitchen with an excellent range of matching gloss white: drawers, base, and wall cabinets, a brand-new oven/grill, gas hob with extractor over, freestanding fridge, freezer, freestanding, washing machine, wall mounted, Glowworm boiler, UPVC window overlooking the rear garden, UPVC door off to the rear garden, radiator.

**First Floor Landing:** 6' 6" x 5' 10" (1.974m x 1.770m) Quality carpeting, neutral decorations, loft access point.

**Bathroom:** 6' 5" x 5' 11" (1.954m x 1.797m) Modern white three-piece bathroom suite comprising: pedestal, wash, hand basin, WC, and bath with both hand held shower and overhead electric shower options. The bath is complete with a fitted glass shower screen, ceramic wall, tiling to the shower area, radiator, extractor fan.

**Bedroom One:** 11' 11" x 11' 5" (3.622m x 3.487m) Situated to the rear of the of the property, there is a large UPVC window, radiator, quality carpeting, and neutral decorations.

**Bedroom Two:** 11' 11" x 9' 4" (3.641m x 2.835m) This bedroom could perhaps also be used as the master and enjoys the wonderful aspect to the front through the UPVC double glazed window, radiator, quality carpeting, neutral decorations.

**Approximate plot size:** The overall approximate plot size extends to a round 0.03 of an acre.

**Rear Garden:** The rear garden is fully enclosed with a fencing to 3 sides, there are both patio and land areas with flank patio areas and an Astroturf Lawn

**Front Garden:** The front garden is sat behind a low-level fence and is predominantly laid to lawn with fencing to one side and a hedge row to the other.

**Garage:** There is a single garage to the colony of garages to the rear, as we understand it, it is the 2nd to the end garage on the closest Terrace garages, indicated with the photograph. We have not been inside the garage at the time of instructions.

**Energy performance certificate (EPC) rating:** The energy performance certificate rating is C and is valid until the 7th of August 2026

**Chain details:** The property is offered for sale with no further upward chain delay.

**Tenure:** Cardwells Estate Agents Bolton pre-marketing research indicates that the property Leasehold with approximately 952 Years remaining on the lease.

**Bolton Council Tax:** The property is located in the borough of Bolton and the Council tax band rating A, with an approximate annual cost for the year to 2023 of £1,306.

**Flood Risk Information:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

**Conservation Area:** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 at your convenience.

**Thinking of selling or letting a property 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 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

