



Independent Estate Agents Est. 1982
Cardwells™

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LOVAT ROAD, BRIGHTMET, BL2 6LP



- Two double beds with fitted furnitures
- Large brick garage to the rear
- Modern fitted kitchen
- Spacious lounge diner with a log burner
- Open plan breakfast room/study area
- Shower room, gas ch & d/glazing
- Vacant with no chain
- Driveway parking to the front



Offers in the Region Of £200,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

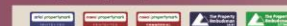
LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		81
	65	

England & Wales EU Directive 2002/91/EC
www.epca.gov.uk

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A spacious and well presented two double bedroom semi detached dormer bungalow. It is deceptive, as from the front it looks as though there is only drive on parking for one vehicle, which there is, but in addition there is a large 6.57m x 3.20m detached brick garage, set at the bottom of the garden approached from the rear access road. The property is vacant and has gas combi central heating boiler and uPVC double glazing. The entrance is on the side and enters into the kitchen/breakfast room/study which is open plan with the stairs to first floor. The kitchen is modern with built in oven and hob. Bay window lounge/diner with a log burning stove, double bedroom and a shower room to the ground floor. To the first floor there is a large double bedroom, both bedrooms have professionally fitted furnitures. In the first instance there is a walk-through viewing video available to watch and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Open storm porch, uPVC entrance door opening into the kitchen/breakfast room.

Kitchen: 9' 5" x 10' 9" (2.88m x 3.27m) Open plan to the breakfast room/study, modern fitted kitchen with a range of wall and base units with drawers and ample work top space. Neff oven, Bosch hob, extractor hood, Hotpoint fridge freezer, uPVC double glazed window.

Breakfast Room/study: 15' 0" x 8' 5" (4.58m x 2.56m) Open plan design with stairs to first floor, double uPVC doors opening onto the rear garden.

Lounge Diner: 13' 6" x 17' 7" (4.12m x 5.37m) Into angular bay. uPVC double glazed bay windows, cast iron stove burner on slate hearth, laminate flooring, radiator.

Inner Hallway: Wall mounted gas boiler, access to the shower room and bedroom two.

Shower Room: 5' 11" x 5' 7" (1.8m x 1.7m) Modern white suite comprising a corner shower cubicle with electric shower over, wash hand basin and wc. Tiled walls, uPVC double glazed window, radiator.

Bedroom Two: 9' 10" x 11' 10" (3.00m x 3.60m) uPVC double glazed window, range of professionally fitted furnitures, radiator.

Bedroom One: 13' 1" x 17' 7" (4.00m x 5.37m) Situated on the first floor with a full range of professionally fitted furnitures comprising wardrobes, two head boards, four sets of drawers and two cupboards. Two uPVC double glazed windows, shower cubicle with mixer shower, extractor fan, radiator.

Garage: 21' 7" x 10' 6" (6.57m x 3.20m) Set at the bottom of the garden and approached via rear access road, directly off Bury Road opposite the Shell garage. Brick built up and over door with a personal door. A large garage giving room to put a car in and open the door to get out.

Outside: Additional driveway parking to the front of the property. The gardens are a good size and not overlooked from the rear. Designed for low maintenance, mostly block paved, decked patio, outside tap and power point.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold.

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band B with Bolton Council at an approximate cost of around £1524 per annum.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk 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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