



TETBURY DRIVE, BRIGHTMET, BL2 5NR



- Lovely semi detached
- Popular & convenient location
- 2 bedrooms, kit breakfast room
- Delightful gardens
- Generous driveway
- Good local amenities
- Ideal 1st time purchase
- Viewing advised



£185,000

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
E: lettings@cardwells.co.uk

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.



Cardwells are pleased to offer for sale this lovely two bedroom semi-detached house, within a very popular and convenient location. The property is set back on Tetbury Drive, with delightful gardens a generous size driveway and woodland aspects to the rear. The area is well served with good local schools, shops, supermarkets and transport links. This would make an ideal first time home, or perhaps someone wishing to downsize. The accommodation briefly comprises entrance porch, lounge and a kitchen, breakfast room. Upstairs, there are two good sized bedrooms and a bathroom. Outside there are lovely gardens to the front and rear, along with a driveway providing ample off-street parking for around three vehicles. The property also benefits from UPVC double glazing and gas central heating. Viewing is highly recommended through Cardwell's estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC double glazed front door leading to:

Entrance Porch: UPVC frosted double glazed window to the front aspect, door leading to:

Lounge: 14' 0" x 12' 9" (4.26m x 3.88m) UPVC double glazed window to the front aspect with a radiator below, feature marble fireplace incorporating a living, flame gas fire with a wooden mantle surround, coving to the ceiling, open staircase leading to the landing.

Kitchen Breakfast Room: 10' 5" x 12' 9" (3.17m x 3.88m) UPVC double glazed French doors and a UPVC double glazed window to the rear aspect, range of modern fitted wall and base units with complementary working surfaces and tiled splashbacks, recess display lighting, built in oven and grill, inset four ring gas burner hob, concealed extractor above, inset 1 1/2 bowl single drainer sink unit with mixer tap, integrated fridge and freezer, space for a washing machine, integrated dishwasher, tiled floor, radiator, inset spotlights to the ceiling.

Landing: UPVC double glazed window to the side aspect, coving, access to the loft, doors lead to:

Bedroom One: 11' 4" x 12' 8" (3.45m x 3.86m) UPVC double glazed window to the front aspect, built-in storage cupboard, radiator.

Bedroom Two: 10' 8" x 7' 0" (3.25m x 2.13m) UPVC double glazed window to the rear aspect, radiator, built in storage cupboard.

Bathroom: 7' 9" x 5' 5" (2.36m x 1.65m) UPVC frosted double glazed window to the rear aspect, enclosed bath with a shower above, wash hand basin inset to a vanity cupboard, close coupled wc, radiator, part tiling to the walls.

Outside: There is an open plan laid to lawn front garden with mature plant borders. A paved driveway provides ample off-street parking for approximately three vehicles. To the rear there is a delightful enclosed garden which is well stocked with mature trees, plants and woodland aspects beyond. The majority of the garden is laid lawn with a paved patio. A gate gives access along the side elevation.

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 1 July 1978

Council tax: Cardwells estate agents Bolton research shows the property is band B, annual charges of £1524

Plot size: Cardwells estate agents Bolton research shows the property is in an approximate plot size of 0.06 acre.

Flood risk information: 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: All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Thinking of selling or letting 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.

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

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

