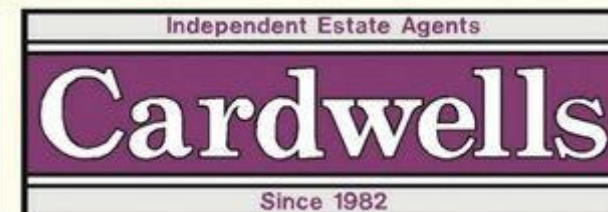


Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances 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 brochure content, 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 and should be used as such by any interested party.



www.cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

BRYN LEA TERRACE, BARROW BRIDGE, BOLTON, BL1 7NB



- Leafy, cul de sac location
- Lovely green aspect picturesque village
- 1936 bayed semi, slightly elevated
- New roof, gas combi c/h, d/glazing
- Hall, lounge opens to dining room
- Pro ftd kitchen/breakfast bar, appliances
- 3 beds, bath & shower cubicle
- Block paved driveway & patio grdn



£199,995

CARDWELLS BOLTON
11 Institute Street BL1 1PZ
t: 01204 381 281
e: bolton@cardwells.co.uk

CARDWELLS BURY
14 market Street BL9 0AJ
t: 0161 761 1215
e: bury@cardwells.co.uk

WHITEFIELD/PRESTWICH
44 Bury Old Rd M45 6TL
t: 0161 773 1011
e: whitefield@cardwells.co.uk

CARDWELLS M28
6 Memorial Rd M28 3AQ
t: 0161 794 3434
e: m28@cardwells.co.uk

Fivegate Ltd. Registered in England No. 1822919 Registered Office: 44 Bury Old Road, Whitefield, Manchester, M45 6TL. Directors: R.W.L. Cardwell, A.R. Cardwell, C. Pearson

Lovely leafy location, a cul de sac in the picturesque village of Barrow Bridge over looking wooded garden areas reaching down to Barrow Bridge Road. The property is presented to a very high standard, has gas combi central heating, a mix of hardwood and UPVC double glazed windows and has recently been re-roofed, nicely decorated and well proportioned rooms. Comprises; hallway, bay windowed lounge opened through to a bay windowed dining room. Professionally fitted kitchen/breakfast room complete with oven/hob, dishwasher, automatic washing machine, fridge, freezer and microwave. Three bedrooms (2 double and 1 single) each with fitted furniture. Tiled bathroom with full suite plus shower cubicle. Externally there is block paved parking to the front and a full length side driveway with double wrought iron gates. Rear garden is laid to patio for easy up keep. An excellent family home in a superb position within this highly regarded residential area. Viewing is highly recommended but by appointment only call Cardwells Estate Agents Bolton on 01204 381281.

Directions BL1 7NB

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Canopy Storm Porch

Hall 16' 0" x 6' 5" (4.87m x 1.96m) Spacious entrance hall with spindle staircase off, polished floorboards, cornice ceiling and dado rail, under stairs storage cupboard and cloaks cupboard with Worcester Bosch gas combi central heating boiler.

Lounge 14' 9" x 11' 11" (4.5m x 3.62m) Into Oval bay window (hardwood sealed unit double glazing) Ornate tiled fireplace with inset gas coal flame fire, wood surround and marble hearth, cornice ceiling, dado rails, radiator, walk through to dining room, centre & 2 wall lights.

Dining Room 15' 1" x 10' 11" (4.6m x 3.34m) Into square bay with UPVC double glazed window, cornice ceiling, dado rails, radiator, centre light, walk through to lounge.

Kitchen 18' 1" x 8' 6" (5.5m x 2.58m) Overall. Professionally fitted with a range of Shaker style cabinets, inset single drainer stainless steel sink top, pillar tap, range of base cabinets, drawers and matching wall units, Ample worktop space plus matching breakfast bar, built in oven & grill, gas hob & stainless steel extractor hood. Microwave, integrated dishwasher, automatic washing machine, fridge & freezer, spotlights to ceiling, hardwood double glazed window & UPVC double glazed window and rear entrance door.

Landing 6' 7" x 6' 9" (2m x 2.07m) Hardwood leaded glass double glazed window, spindled landing, cornice ceiling, dado rails.

Bedroom One 14' 9" x 12' 1" (4.5m x 3.69m) Professionally fitted furniture, 2 double wardrobes & 2 sets of drawers, radiator, into oval bay with hardwood double glazed window.

Bedroom Two 15' 4" x 10' 9" (4.67m x 3.28m) Into bay window with UPVC double glazed window, professionally fitted furniture, 2 double wardrobes, top bridging cupboards, bed side cabinets & mirror, cornice ceiling, radiator, loft access (fold away ladder to part boarded loft.)

Bedroom Three 8' 11" x 6' 7" (2.72m x 2.01m) Professionally fitted furniture, double wardrobe, hardwood double glazed window, radiator.

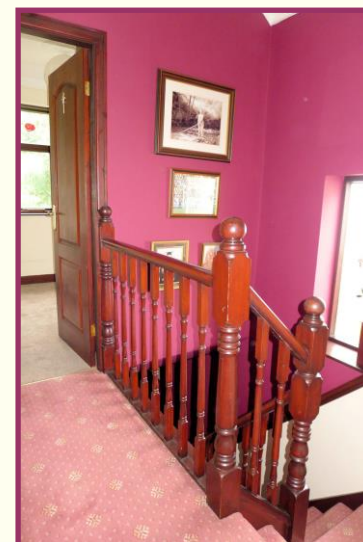
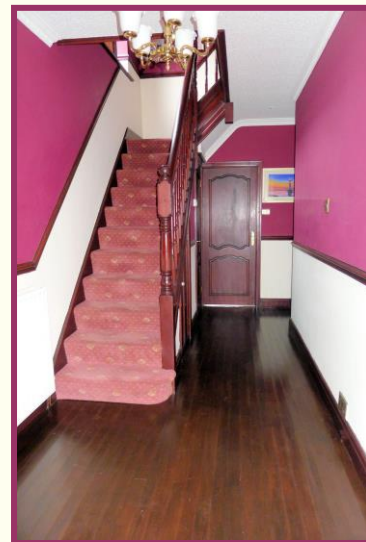
Bathroom 8' 8" x 7' 7" (2.64m x 2.32m) Fully tiled walls and floor, off set bath, shower cubicle, Mira mixer shower, w/c & wash basin, hardwood double glazing & UPVC double glazed window, spotlights to ceiling, radiator.

Parking Block paved front garden & driveway gives ample parking spaces.

Gardens The front garden extends parallel to the boundaries down to Blackburn Road. The rear garden is fully paved to patio, fenced, has a brick BBQ & 2 sheds.

Important notes Property re-roofed March 2017. Chimney rebuilt in March 2017. Gas combi central heated, Worcester Bosch boiler 2014. Part Hardwood, part UPVC double glazed windows. Leasehold, residue 999 years. Ground rent £4.50 PA. Present owners have owned for 22 years, reason for sale is downsizing

Price £199,950 Including Carpets, curtains, kitchen fittings, oven/hob, dish washer, washing machine, fridge & freezer, lights, fireplace, 2 sheds, microwave, fitted bedroom furniture, gas fire.



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