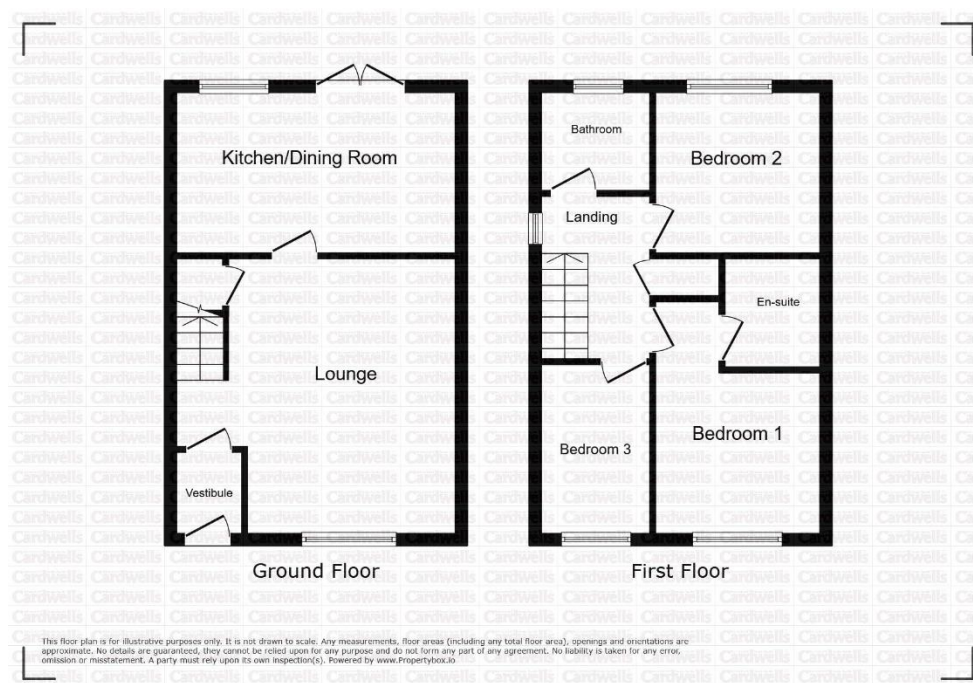




Independent Estate Agents
Cardwells
Est. 1982

Independent Estate Agents
Cardwells
www.cardwells.co.uk

NAYLORS TERRACE, BELMONT, BL7 8AP



- Attractive 3 bedroom house
- Sought after village location
- Superb views to the rear
- Beautiful countryside on the doorstep
- Ideal first time home
- Contemporary bathroom
- Master bed with modern en suite
- Viewing highly recommended



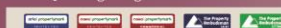
Offers in the Region Of £285,000

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.



A fantastic opportunity to purchase this lovely three bedroom property, tucked away in a quiet village location. The house is very well presented and has far reaching views of the West Pennine Moors and Winter Hill. There is beautiful countryside on the doorstep, with easy access to the motorway through Abbey Village and Withnell. The house would make an ideal first time purchase, or perhaps someone wishing to downsize. Properties in Belmont infrequently come onto the market for sale, we would advise a viewing to fully appreciate this lovely home. The accommodation briefly comprises entrance vestibule, lounge and a kitchen dining room. Upstairs there are three bedrooms and a bathroom. The master bedroom has an en-suite shower room. Outside there is a block paved driveway which provides off-street parking and an enclosed garden to the rear. The property also benefits from UPVC double glazing and gas central heating. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule: UPVC double glazed front door leading to the entrance vestibule with tiled floor, radiator.

Lounge: 15' 5" x 15' 0" (4.70m x 4.57m) UPVC double glazed window to the front aspect, two radiators, built-in under stairs storage cupboard, staircase to the landing.

Kitchen Dining Room: 9' 0" x 14' 9" (2.74m x 4.49m) UPVC double glazed French doors and a window to the rear garden aspect, modern fitted wall and base units with complementary work surfaces and splashbacks, sink unit with mixer tap, built in oven and grill, four ring gas burner hob, with an extractor canopy above, integrated fridge freezer, space for a washing machine integrated dishwasher, radiator.

Landing: UPVC frosted double glazed window to the side aspect, built-in airing cupboard, access to the loft, doors lead to:

Bedroom One: 12' 9" x 8' 4" (3.88m x 2.54m) UPVC double glazed window to the front aspect, radiator below.

En-suite: 4' 9" x 5' 7" (1.45m x 1.70m) Contemporary white suite comprising, shower cubicle, wash hand basin with mixer tap, close coupled WC tiled floor, tiling to the walls, chrome plated towel rail, extractor fan.

Bedroom Two: 9' 5" x 8' 4" (2.87m x 2.54m) UPVC double glazed window to the rear aspect, radiator below.

Bedroom Three: 9' 10" x 6' 3" (2.99m x 1.90m) UPVC double glazed window to the front aspect, radiator below.

Bathroom: 5' 6" x 6' 3" (1.68m x 1.90m) UPVC frosted double glazed window to the rear aspect, contemporary white suite comprising tiled enclosed bath with a mixer tap and a shower above, close coupled WC, wash hand basin with mixer tap, tiled floor, tiling to the walls, chrome plated towel rail.

Outside: There is a garden/driveway to the front which is mostly block paved with a gravel area aside. There is an enclosed garden with a large Indian paved stone patio area. Steps lead up to a laid to lawn garden.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band D annual cost of £2337

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

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. 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

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

