



## CROMPTON GARDENS, COTTON MEADOWS, BL1 8GD



- Stylish freehold three bed semi detached
- Sold with no upward chain delay
- Open plan, kitchen/diner with appliances
- G F. Guest WC modern family bathroom
- Three-piece, ensuite shower room
- Side-by-side driveway parking
- Cul-de-sac, location.
- Family friendly enclosed rear garden



Offers in the Region Of £230,000

### BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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### LETTINGS & MANAGEMENT

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Offered for sale with early vacant possession and no further upward chain delay is this Freehold three bedroom semi detached family home which enjoys the remainder of the new build NHBC guarantee. Situated in a cul-de-sac location there is little passing traffic whilst Hall Ith Wood train station is within walking distance, which directly serves: Manchester, Salford, Bolton, Bromley Cross and Blackburn. There is beautiful countryside nearby ready to explore on foot or bicycle with popular schools, such as Canon Slade within easy reach. When the property was new, a number of additional extras were included within the specification and further improvements have been put in place by our client. The property is neutrally decorated throughout, and in our opinion is ready to move straight into, even the furniture is available by separate negotiation! The accommodation on offer briefly comprises: entrance hallway, living room, ground floor guest WC, open plan kitchen diner with double doors out to the rear garden. The kitchen is complete with integrated appliances. To the first floor, there is a landing, modern three-piece family, bathroom suite, three bedrooms, the master also benefits from a three-piece en suite shower room. The property is set within a generous plot that extends to around 0.04 of an acre with fully enclosed family friendly garden to the rear and private off-road driveway. Car parking to the front for two cars side-by-side. The family home benefits from gas central heating, UPVC double glazing, a security alarm system, and importantly is available with early vacant possession and no further upward chain delay. There is so much to admire about this property that a personal inspection is highly recommended to appreciate everything on offer. In the first instance, a walk through viewing video is available to watch, and then a viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or via [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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

**Reception Hallway:** 6' 5" x 5' 4" (1.958m x 1.627m) Quality double glazed entrance door, radiator, cap stairs, off to the first floor, modern metal, fuse box, glazed internal door into the living room.

**Living Room:** 14' 1" x 12' 1" (4.287m x 3.681m) UPVC window to the front, radiator, quality flooring from the hallway flows through to the lounge and into the kitchen diner, neutral decorations, glazed internal door allows the natural light to flow through the ground floor level.

**Kitchen/diner:** 15' 5" x 9' 5" (4.710m x 2.876m) Quality professionally fitted kitchen with an excellent range of matching drawers, base and wall cabinets, complete with integrated dishwasher, washing machine, fridge/freezer, double oven/grill, gas hob with matching extractor over, stainless steel sink and drainer, tall UPVC windows to side and double UPVC doors which open out onto the rear garden.

**First Floor Landing:** 9' 7" x 4' 9" (2.910m x 1.456m) Radiator, quality carpeting, neutral decorations, loft access point.

**Master Bedroom:** 12' 2" x 11' 2" (3.715m x 3.399m) Measured to maximum points. Large UPVC window to the front, radiator, neutral decorations, quality carpeting, radiator.

**En-suite Shower Room:** 5' 7" x 5' 7" (1.714m x 1.692m) A modern white three-piece shower suite, comprising pedestal wash hand basin, dual flush WC and corner shower enclosure, UPVC window, radiator.

**Bedroom Two:** 10' 10" x 8' 8" (3.297m x 2.644m) UPVC window to the rear, quality carpeting, neutral decorations, radiator.

**Bedroom Three:** 10' 9" x 6' 6" (3.276m x 1.981m) UPVC window to the rear, quality carpeting, neutral decorations, radiator.

**Family Bathroom:** 6' 8" x 5' 8" (2.030m x 1.723m) A modern white three piece family bathroom suite comprising dual flush WC, pedestal wash hand basin and bath, stylish ceramic wall tiling, shaver point, extractor, spotlighting, heated towel rail, neutral decorations.

**Outside:** Rear garden is fully enclosed and predominantly laid to lawn ideal for children to play, with a patio area and detached timber shed. The front garden is pretty with shrubs. There is private off-road driveway, car parking for two cars positioned side-by-side.

**Plot Size:** The overall approximate plot size is around 0.04 of an acre.

**Tenure:** Cardwells Estate Agents Bolton premarketing research shows that the property is Freehold

**Chain details:** The property is sold with no further upward chain delay.

**Bolton Council Tax Rating:** The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is C rated, this is at an annual cost of around £1742 based on 2023 figures.

**Conservation area:** Cardwells Estate Agents Bolton, pre-marketing research indicates that the property is not set within a conservation area.

**Flood risk information:** Cardwells Estate Agents Bolton pre-marketing research indicates that the home is in a position which is regarded as having a "very low" risk of flooding.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

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**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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