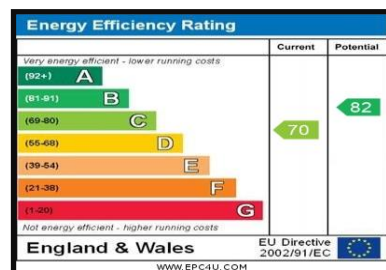


Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk



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## THE LODGE, PRINTERS LANE, BRADSHAW, BL2 3DW



- Detached lodge house/bungalow
- Sought after location
- No upward chain involved
- Close to train station & Jumbles
- 4 bedrooms, 2 reception rooms
- Generous size plot & driveway
- Offers great potential
- Viewing highly recommended



**£400,000**

### 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

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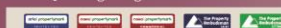
### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale this impressive detached lodge house/bungalow, on the border of Bromley Cross, which is tucked away on a gated lane, just off Turton Road. The property has the advantage of 'no upward chain involved' and is very generous in size, with four bedrooms a master bedroom with an en-suite shower room and two reception rooms. Bromley Cross railway station is within walking distance along with the Jumbles Reservoir and Bromley Cross Village. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The spacious accommodation briefly comprises, Entrance vestibule, lounge, separate dining room, kitchen, inner hallway, family bathroom, master bedroom with an en suite shower room and three further bedrooms. There is also a useful cellar. Outside there is a driveway which provides ample parking and a garden to the rear. The property also benefits from double glazing to the majority and gas central heating.

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

Front door leading to

#### **Entrance vestibule:**

**Lounge** 25' 3" x 12' 9" (7.69m x 3.88m) Three timber framed double glazed windows front aspect, stone fireplace incorporating a gas fire, two radiators.

**Dining room:** 11' 8" x 10' 4" (3.55m x 3.15m) Double glazed sliding patio door side aspect, radiator.

**Kitchen:** 10' 6" x 9' 3" (3.20m x 2.82m) Timber framed double glazed window rear aspect, fitted wall and base units with complementary work surfaces and tiled splashback, stainless steel sink unit with mixer tap, space for a cooker, space for a fridge, tiled floor, radiator.

Stone archway leading to

**Utility room:** 12' 3" x 5' 10" (3.73m x 1.78m) Timber framed double glazed window and door rear aspect, fitted units, worktop surface, space for a washing machine and a tumble dryer, tiled floor, radiator.

From the lounge a door leads to

**Inner hallway:** Radiator, built-in storage cupboard, access to the loft, doors lead to

**Master bedroom:** 17' 3" x 13' 8" (5.25m x 4.16m) Timber framed double glazed window side aspect, radiator.

**En suite:** 7' 5" x 5' 1" (2.26m x 1.55m) Timber framed frosted double glazed window aspect, shower cubicle, close coupled WC, wash basin inset to a vanity unit, tiled floor, part tiling to the walls, chrome plated towel rail.

**Bedroom 2:** 12' 2" x 12' 4" (3.71m x 3.76m) Timber framed double glazed window front aspect, radiator, fitted wardrobe.

**Bedroom 3:** 12' 7" x 7' 4" (3.83m x 2.23m) Timber framed double glazed window side aspect, radiator.

**Bedroom 4:** 9' 7" x 9' 1" (2.92m x 2.77m) Timber framed double glazed window front aspect, radiator below, fitted wardrobe.

**Bathroom:** 10' 5" x 8' 5" (3.17m x 2.56m) Timber framed frosted double glazed window rear aspect, bathroom suite comprising, bath, close coupled WC, wash basin and mixer tap, shower cubicle, radiator, part tiling to the walls.

**Outside:** To the front there is a driveway which provides ample parking and a paved pathway. An open column stone porch leads to the front door. To the rear of the property there is a paved pathway and a dry stone wall with raised plant and tree displays. To the side of the property, there is a generous sized mature garden with a patio and a laid to lawn area with feature tree and plants displays.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton, 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents research shows the property is Freehold.

**Council tax:** Cardwells estate agents Bolton research shows the property is band E annual charges of £2625

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a 'no risk' flood risk area.

**Conservation area:** Cardwells estate agents Bolton research shows 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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 Estate Agents Bolton 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)

**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

