



WOODCROFT UNION STREET – EGERTON – OFFERS IN THE REGION OF £490,000

A detached four bedroom true bungalow set within grounds that extend to approximately one third of an acre, this is an exclusive setting with little passing traffic nearby and is within the "Egerton (Bolton)" Conservation area. Situated in the consistently popular semi rural village of Egerton the family sized detached home is ideally placed for walking to both Walmsley and Egerton Primary Schools, while St John's, Eagley, Turton and Sharples are each within easy reach. The beautiful countryside of the West Pennine Moors, are ideal for exploring on foot. Bromley Cross railway station is within easy reach, which directly serves; Manchester, Salford, Bolton, and Blackburn, while the A666 is ideal for commuting via road. There are fabulous restaurants such as; Cibo, Ciao Baby and Bistro 341 near by and the Thomas Egerton is just a short walk away. Superb sports clubs are close by including; Eagley (Cricket, Football and tennis), Dunsar Golf Club, Turton Golf Club, Egerton Cricket Club, Delph Sailing Club and the much admired Last Drop Village. The freehold detached family home enjoys accommodation, which extends to around 1.722 ft.², being warmed via a gas central heating boiler and the windows are double glazed. In 2019 a luxurious kitchen and stunning family bathroom and en suite shower room were installed. The living space is of an open plan design and is flooded with natural light, the accommodation briefly comprises: entrance hallway, wonderful professionally fitted kitchen with Quartz work surfaces which extend into the central island and breakfast bar, the kitchen area opens into the dining space which has sliding double doors off to the right hand side garden and patio, the dining area opens in the family (sun) lounge which is benefits from its own air conditioning (warm or cool) unit and double doors put onto the left hand side garden. There is a sizeable formal lounge, inner hallway which leads to the four bedrooms and family bathroom, the master bedroom enjoys a stunning en suite shower room off and the four piece family bathroom is fitted to exacting specifications. Externally the double garage (it is bigger than a standard double garage) is served by a gated cobbled driveway providing addition off road car parking. While to the left hand garden there is a large decked terrace which is perfect for entertaining, and a lawned area which is currently used a children's football pitch! The right hand side garden again enjoys a relatively level lawned area and wonderful patio area.

There really is a great deal to admire and viewing comes with our highest recommendations, in the first instance there is a walk through viewing video to watch. Then personal viewing appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting; www.Cardwells.co.uk

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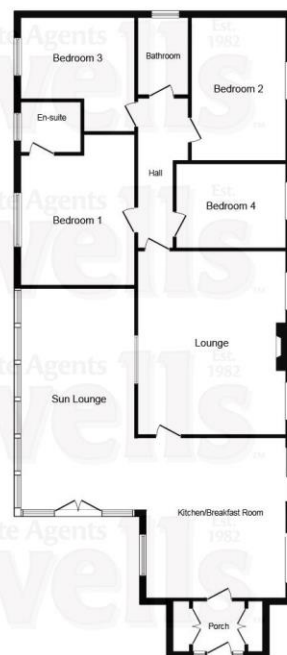
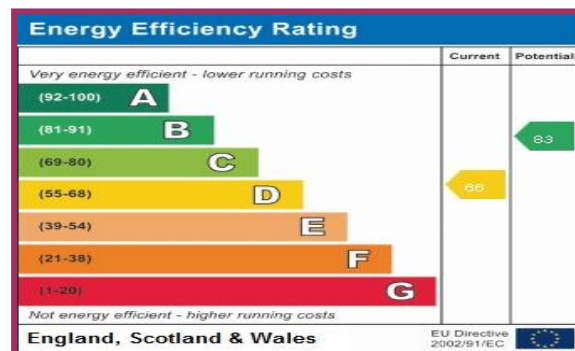
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Floor Plan



ACCOMMODATION AND APPROXIMATE ROOM SIZES:

The spacious detached family sized home enjoys a floor area that extends to approximately 1722 ft.² excluding the garage

Entrance Hall 10' 3" x 4' 8" (3.130m x 1.428m)

Quality entrance door with stylish tall UPVC windows to either side, built-in storage/cloaks cabinets, one of which contains the Baxi gas central heating boiler.

Kitchen 19' 1" x 15' 3" (5.810m x 4.643m)

A wonderful kitchen that was professionally fitted during the Summer of 2019. The open plan, kitchen and in turn, the living space is flooded with natural light. Solid Quartz work surfaces extends into the central island and breakfast bar. Within the central island is an inset Neff induction hob and a ceiling inset extractor which does not protrude into the eyeline, integrated dishwasher, integrated Neff fan, assisted oven/grill, integrated Neff microwave, oven, an abundance of matching drawers, base and wall cabinets, inset ceiling spot lighting, stylish floor tiling, UPVC windows to either side, the kitchen enjoys the open plan design opening into the dining area.



Dining Area 15' 5" x 9' 8" (4.690m x 2.955m)

Sliding UPVC patio doors off to right-hand side, garden, large radiator, inset ceiling, spot lighting, the dining area opens into the large sun lounge and the engineered oak flooring flows between both rooms.



Garage 23' 1" x 18' 7" (7.038m x 5.661m)

There is a detached double garage (could perhaps accommodate three small cars, but certainly two) with electric roller vehicle access door, power and lighting and roller shutter pedestrian shutter door which provides pedestrian access to the garden. The garage is served by a cobbled gated private driveway providing additional off-road car parking for at least two cars.

Conservation Area

Cardwells Estate Agents Bolton, pre-marketing research indicates that the property is set within the Egerton (Bolton) conservation area.

Flood risk information

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

Tenure:

The property is freehold. With one freehold title covering the grounds and the property. There is a second freehold title, which will also be transferred to the purchasers.

Council Tax band:

The detached bungalow is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is F rated which is at an approximate annual cost of £2,831 (at the time of writing).

Viewings:

All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk, a viewing video is also available.

Thinking of selling?

If you are thinking of selling 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

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Family Lounge 23' 1" x 11' 7" (7.041m x 3.521m)

A wonderful spacious family friendly living space with UPVC windows to 2 sides and double UPVC patio doors off to the decked terrace, two large radiators and a wall mounted air-conditioning unit which allows for both cooling and heating.



Lounge 19' 1" x 15' 6" (5.820m x 4.724m)

UPVC windows overlooking the garden to one side and an internal UPVC window into the family lounge on the other, two large radiators, exposed stone, chimney breast and fireplace with inset living flame gas fire.





Inner hallway 15' 3" x 6' 4" (4.660m x 1.940m)

Quality carpeting, inset ceiling spot lighting, radiator, neutral decorations.

Master bedroom 15' 7" x 11' 8" (4.752m x 3.562m)

Quality professionally fitted bedroom furniture, giving an excellent range of wardrobes and storage space, bedside units/drawers and fitted matching corner dressing table, feature wallpaper to one wall, large radiator, UPVC window overlooking private gardens.



En-suite Shower Room 6' 9" x 6' 5" (2.066m x 1.956m)

A beautiful shower room that was professionally installed around the summer of 2019 to exacting standards. There is a large yet accessible shower area with both handheld and overhead shower options, wash hand basin with built under storage space, dual flush WC, and anthracite style heated towel rail, extractor, inset ceiling spotlighting, UPVC window and the walls and floor finished in elegant, imported ceramics.



Bedroom 2 16' 5" x 9' 10" (5.012m x 2.998m)

UPVC window overlooking the garden, quality carpet, neutral decorations, radiator, inset niche, ideal for studying or working from home.



Bedroom Three 11' 9" x 11' 8" (3.569m x 3.558m)

Professionally fitted bedroom furniture providing triple wardrobes and storage space, bedside drawers and bridging cabinets, UPVC window overlooking the garden, radiator, loft access point.



Bedroom Four 11' 5" x 8' 9" (3.482m x 2.656m)

Professionally fitted bedroom furniture providing wardrobes, bridging cabinets, bedside unit and display shelving, UPVC window overlooking the rear garden, matching dressing table/desk with fitted drawers and display shelving, radiator, quality carpet.



Bathroom 9' 8" x 6' 4" (2.945m x 1.924m)

The beautiful family bathroom was professionally installed to exacting standards in approximately the summer of 2019. Four piece suite briefly comprises: corner shower enclosure, bath, wash hand basin with built under storage, space and dual flush WC, anthracite, heated towel rail, extractor, inset, ceiling, spot, lighting, UPVC window, and the room is beautifully finished with matching ceramic tiling to the walls and floor.



Gardens

The overall plot size is around 0.3 of an acre with wonderful family friendly mature gardens all around the property. As you step from the family lounge double doors, you are onto a large timber decked terrace, which is perfect for alfresco dining and entertaining, beyond which is a relatively level lawned garden which currently houses football nets at either end. The section of the garden is particularly private with mature hedgerow type trees to the left-hand side and a sizable almost wooded area rising up the embankment to the point where the mature trees to the far end of the garden provide further privacy. To the other side of the bungalow there is again, a sizable and relatively level land garden area which may be perfect for children to play. This area is fully enclosed, and additionally enjoys a large patio which can also be easily accessed from the sliding patio doors from the dining area.

