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# Cardwells

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**TREVARRICK COURT, HORWICH, BL6 6TF**



- Spacious detached house
- 3 bedrooms, Freehold
- No upward chain involved
- Cul-de-sac position
- Newly fitted kitchen & bathroom
- Excellent amenities, good rear garden
- Close to Middlebrook & train station
- Utility room, guest w.c, garage



**Oiro £260,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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## REDUCED, MOTIVATED SELLER

No upward chain involved! We are pleased to offer for sale this spacious three bedroom detached family home tucked away at the head of a cul-de-sac, situated in what is a very much sought after area, close to Middlebrook and Horwich Parkway train station. The property has been updated recently including new décor, new carpets/floor coverings, a contemporary fitted kitchen complete with oven and hob and a new bathroom and cloaks w.c. The location is ideal for commuters with excellent transport links. There are good schools and amenities within easy reach. Viewing is highly recommended through Cardwells estate agents (01204) 381281 in the first instance please view the viewing video. The accommodation briefly comprises; Entrance hall, open plan lounge/dining room, newly fitted kitchen complete with oven and hob etc, utility room and a guest WC. Upstairs there are three generous size bedrooms and a bathroom with a modern white suite. A driveway leads to a brick attached garage, there is a gravelled front garden and a larger than average rear garden which is not directly overlooked, the property benefits from uPVC double glazing and central heating.

### ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed window and door with a matching side window leading to

**Entrance hall:** Radiator, open plan staircase leading to the first floor landing doors leading to

**Lounge/dining room:** 25' 0" x 11' 5" (7.61m x 3.48m)

**Lounge area:** uPVC double glazed window front aspect, feature marble fireplace incorporating an electric fire, open through to

**Dining area:** uPVC double glazed sliding patio door rear garden aspect, radiator.

**Kitchen:** 10' 0" x 9' 0" (3.05m x 2.74m) uPVC double glazed window rear aspect fitted kitchen comprising of contemporary fitted wall units, with complimentary working surfaces and tiled splash-backs inset 1 1/2 bowl single drainer sink unit with mixer tap, built in oven and grill, inset four ring gas burner hob, with a stainless steel extractor canopy above, inset spotlights to the ceiling, radiator.

**Inner hallway:** Doors leading to

**Guest w.c:** Frosted window utility, aspect, close couple WC, wash basin with mixer tap, inset to a vanity cupboard, radiator, tiling to the walls, extractor fan.

**Utility room:** 8' 10" x 5' 4" (2.69m x 1.62m) uPVC double glazed window and door rear garden aspect.

**Landing:** uPVC double glazed window, side aspect, access to the loft, built-in storage cupboard. Doors leading to

**Bedroom 1:** 13' 8" x 11' 1" (4.16m x 3.38m) uPVC double glazed window, rear garden aspect, radiator.

**Bedroom 2:** 13' 4" x 11' 2" (4.06m x 3.40m) uPVC double glazed window front aspect, radiator below.

**Bedroom 3:** 8' 5" x 7' 2" (2.56m x 2.18m) uPVC double glazed window rear garden aspect, radiator below.

**Bathroom:** 5' 9" x 5' 6" (1.75m x 1.68m) uPVC frosted window front aspect, newly fitted bathroom suite comprising contemporary white suite, panelled enclosed bath with a mixer tap and a shower above, wash basin with a mixer tap inset to a vanity unit, close coupled WC, tiling to the walls, heated towel rail, inset spotlights to the ceiling.

**Outside:** Outside to the front there is a tarmac drive which leads to an attached garage with an up and over door. To the rear there is a substantial enclosed garden which is mainly laid to lawn with a paved patio area and steps leading up.

**Price:** OIRO £260,000

**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) 7 days a week.

**Thinking of selling:** The property market has really changed and the best place to start will likely be with an accurate valuation of your property so you know what it is really worth now. For a relaxed, professional valuation, free of charge and with no obligation, call Cardwells Estate Agents Bolton on 01204381281 or visit: <https://www.cardwells.co.uk/get-your-free-valuation/> or <https://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).



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