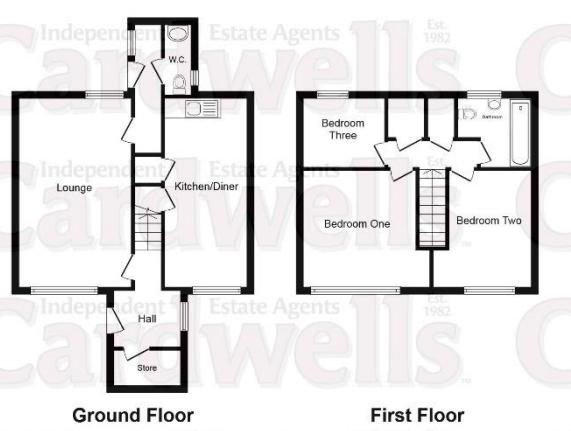


CRAMOND WALK, BOLTON, BL1 3DR



- Three bedroom family home
- Modern open plan kitchen diner
- Large lounge, ground floor WC
- Modern white bathroom suite
- Garden areas to the front & rear
- No passing traffic to the front
- uPVC DG, gas C.H, no upward chain
- Appliances included, ready to move in



BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

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LETTINGS & MANAGEMENT

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A modern three bedroom end, property offered for sale with no further upward, chain and early vacant possession. Enjoying a position with no passing traffic to the front, superb local amenities are within easy reach including; popular schools, shops, recreation and sporting facilities and restaurants. The town centre of Bolton is within easy reach and includes excellent transport links. The family size home as well presented throughout, neutrally decorated and includes kitchen appliances and the modern dining table. The accommodation on offer extends to around 957 ft.² and briefly comprises: reception hallway, walk-in storage room, large living room, open plan professionally fitted kitchen/diner, rear hallway, guest WC, first floor landing, three bedrooms and a modern white three-piece bathroom suite. There are garden areas to the front and rear. The family home benefits from uPVC double glazing, gas central heating and importantly is offered for sale with no further upward chain. There really is a great deal to admire and viewing is highly recommended. A viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance there is a walk through viewing video available to watch.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: 9' 0" x 5' 8" (2.743m x 1.731m) Measured at maximum points. uPVC window to the side, radiator, walk-in storage space.

Walk in store room: 5' 8" x 3' 3" (1.731m x 0.98m)

Living room: 18' 8" x 11' 2" (5.696m x 3.397m) Large uPVC double glazed window to front, smaller uPVC window to the rear, radiator, neutral decorations, matching light fittings.

Open plan kitchen diner: 18' 8" x 8' 2" (5.696m x 2.485m) A stylish professionally fitted kitchen with an excellent range of matching: drawers, base, and wall cabinets, the appliances in position are included in the sale and these are: fridge, freezer, dishwasher, washing machine, cooker, with double oven and electric hob with a fitted extractor over. There is a stainless steel sink and drainer, stylish splashback tiling, two built-in storage areas, ceiling spot, lighting, uPVC windows to the front and the rear, both with fitted blinds.

Rear hall: 10' 11" x 2' 10" (3.327m x 0.861m) uPVC window, quality entrance door.

Guest w.c: 5' 6" x 2' 5" (1.668m x 0.747m) A modern white two-piece suite comprising: pedestal wash, hand basin, and WC, ceramic wall tiling.

First floor landing: 9' 7" x 2' 6" (2.924m x 0.75m) Two useful built-in storage areas, one of which contains the Worcester gas combination central heating boiler, loft access point, spot lighting, neutral decorations.

Bedroom 1: 13' 1" x 11' 6" (3.982m x 3.51m) Maximum points. Larger uPVC window to the front, radiator, neutral decorations.

Bedroom 2: 12' 3" x 9' 10" (3.742m x 3.009m) uPVC window to the front with fitted blinds, radiator, neutral decorations.

Bedroom 3: 6' 10" x 8' 5" (2.089m x 2.556m) uPVC window to the rear with fitted blinds, radiator, neutral decorations.

Bathroom: 8' 6" x 5' 6" (2.586m x 1.686m) Modern white three-piece bathroom suite comprising: pedestal wash hand basin, flush WC and bath with shower over and fitted glass shower screen, stylish ceramic wall tiling, radiator, uPVC window with fitted blinds, neutral decorations.

Approximate floor area: The approximate floor area is 957 ft.²/89 m².

Plot size: The overall plot size is around 0.03 of an acre.

Garden: The front garden is predominantly laid to lawn and offers beautiful space for children to play, enclosed with fencing. There are colourful plants, shrubs and trees, and even beautiful pink roses to the side of the path. The rear garden extends to both sides of the rear hallway. There is a lawn section with colourful plants, shrubs and a small tree well to the other side. The area is predominantly paved with easy maintenance in mind.

Chain details: We understand that our client will move out to accommodate a sale, so the property can be sold with no further upward chain.

Tenure: Cardwells Estate Agents Bolton pre marketing research indicates that the property is Freehold. We encourage interested parties to confirm the tenure details to their satisfaction with their solicitor.

Bolton council tax: The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. We are awaiting confirmation of the council tax rating, and an indicative cost example, if the property is A rated, this is at an annual cost of around £1,306 (at the time of writing).

Energy performance certificate: The Energy Performance certificate (EPC) rating is C and the certificate is valid until May 2033.

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling: 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.

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 Estate Agents, Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents, Bolton 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 Estate Agents, Bolton 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

