



RUSSET WALK, ASTLEY BRIDGE, BL1 8QN



- Three bedroom semi detached
- Wonderful position, woodland view
- Recently refurbished, new kit/diner
- Quality bathrooms, new carpets
- Driveway and allocated parking space
- Enclosed easy maintenance garden
- Walking distance of schools & shops
- Sold with no upward chain delay



**£139,995**

**BOLTON**

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A three bedroom semi detached split level family home offered for sale with no further upward chain delay. The property enjoys a superb position, with an aspect to the front of Woodland towards the fishing Lodge and to the rear towards the children's park and play area. The Asda superstore and other shops, restaurants and the leisure facilities of Astley Bridge are all within walking distance, whilst there is easy access to the Town Centre of Bolton and railway stations, which directly serves Manchester, Salford, Bolton and Blackburn. Thornleigh Secondary school, Bolton Catholic Sixth Form Centre and Holy Infants Primary School are all within walking distance. The property has undergone a significant refurbishment program and benefits from a new bathroom, new plastering, decorations and new carpeting, which was in December 2020-2023. The accommodation is in a split level design and briefly comprises, entrance porch, living room, quality fitted kitchen/diner, three bedrooms and white three-piece family bathroom suite. There are easy maintenance garden areas, private driveway with parking to the front and additional allocated car parking space which can be seen on the title guidance plan. There is UPVC double glazing, a modern gas combination central heating boiler, neutral decorations throughout and in our opinion this would make a wonderful family home, or perhaps even a super addition to a landlord's buy to let rental portfolio. There is a great deal to admire and as such a personal viewing comes with our highest recommendations by appointment with Cardwells Estate Agents Bolton on 01204381281, bolton@cardwells.co.uk or via www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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

**Porch** 4' 7" x 4' 9" (1.404m x 1.452m) UPVC windows and UPVC entrance door, ceramic tiled flooring all under a pitched roof.

**Lounge** 14' 3" x 11' 4" (4.356m x 3.452m) Measured at maximum points. UPVC window to the front enjoying the aspect over the woodland, fitted blinds, radiator, neutral decorations, new carpets in December 2023.

**Kitchen/diner** 15' 1" x 12' 9" (4.586m x 3.892m) Measured at maximum points. The stylish professionally fitted kitchen was installed in 2023 and at the time of writing in December 2023. The oven is still complete with its packaging and has not been used. There is an excellent range of matching drawers, base and wall cabinets, single bowl black sink and drainer with matching tap, which matches the black finish on the switches and the sockets, concealed modern gas combination central heating boiler, UPVC window overlooking the rear garden, UPVC door off to the rear garden, ample dining space, recently decorated, ceiling spot lighting.

**Bedroom Three** 11' 1" x 9' 6" (3.371m x 2.885m) Measured at maximum point. UPVC window overlooking the park and grass area, radiator, new carpets in December 2023, neutral decorations.

**Master Bedroom** 14' 3" x 11' 3" (4.338m x 3.430m) UPVC window to the front overlooking the woodland and the fishing lake through the trees, professionally fitted bedroom furniture, giving a triple wardrobe design with an abundance of wardrobe and storage space, neutral decorations, radiator, new carpets in December 2023.

**Bedroom Two** 12' 10" x 7' 9" (3.899m x 2.357m) Measured at maximum points. UPVC window overlooking the park and grass area, radiator, built-in bed and shelf, leaving the rest of the room free for additional bedroom furniture, access point into eaves storage space, new carpets in December 2023, neutral decorations.

**Bathroom** 6' 2" x 5' 7" (1.868m x 1.705m) A modern white three-piece bathroom suite comprising: dual flush, WC, pedestal wash hand basin, bath0 complete with fitted glass shower screen and both hand held and overhead shower options, extractor fan, ceramic wall tiling.

**Garden** The garden is fully enclosed and has been designed with all year-round use and easy maintenance in mind. There is ample space for children to play and entertaining.

**Parking.** There is a driveway to the front of the property, providing private off-road car parking and as can be seen on the title drawing, there is additional allocated car parking.

The accommodation is around 957sq ft in total is in a split level design.

**Chain Details** The family home is offered for sale with early vacant possession and no further upward chain delay.

**Council Tax** The property is located in the borough of Bolton and the Bolton Council tax band rating is A with an approximate annual cost for the year to 2023 of £1,306.

**Tenure** Cardwells Estate Agents Bolton pre marketing research shows that the property is Leasehold enjoying a term of 999 years from 24 June 1989.

**Flood Risk Information** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a very low risk of flooding.

**Conservation Area** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

**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 at your convenience.

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