



Bedroom 2

Bathroom

Landing

Bdroom 1

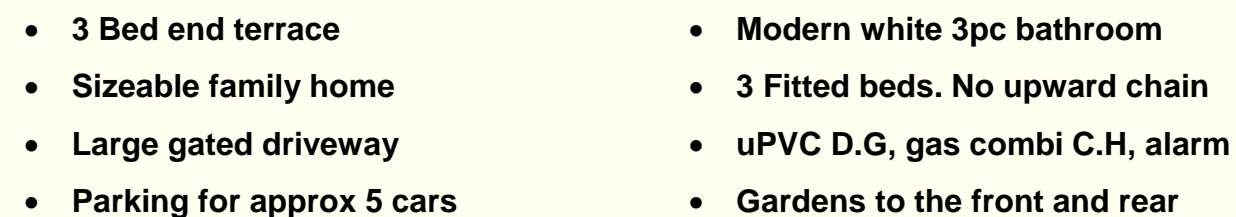
Bedroom 3

Ground Floor

First Floor

Total floor area 65.1 sq.m. (700 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



£139,995

BOLTON

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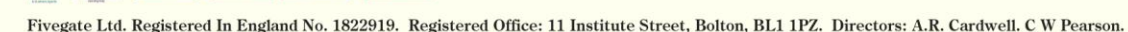
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T BURY

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Incorporating: Wright Dickson & Catlow. WDC Estates



A three bedroom end terraced house which enjoys a superb size private, gated driveway which we understand has previously accommodated up to 5 cars. The family size home is offered for sale with no further upward chain and is situated in an ever popular residential location, being ideally placed for easy access to excellent everyday amenities which include: popular schools, shops, restaurants, the Royal Bolton Hospital, transport links with easy access to the motorway network. The accommodation on offer briefly comprises: entrance porch, hallway, bay window living room with feature fireplace, open plan dining kitchen with patio doors off to the rear garden, the kitchen benefits from integrated appliances, landing, three fitted bedrooms and a modern three-piece white bathroom suite. Externally there is the excellent size driveway providing off-road parking, a pretty front garden and a generous rear garden predominantly laid to lawn with mature trees which enhance the privacy. The property benefits from gas combination central heating, uPVC double glazing a security alarm system and in our opinion of that is on offer can only be fully appreciated via a personal inspection, in the first instance this is via the virtual walk-through viewing video and then in person, by appointment and accompanied with Cardwells Estate Agents Bolton, arranged by calling: 01204381281, emailing: bolton@cardwells.co.uk or visiting www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception porch: 7' 10" x 4' 7" (2.4m x 1.4m) Measured at maximum points uPVC windows entrance door, door off to the hallway.

Hallway: 3' 7" x 4' 3" (1.08m x 1.3m) Stairs off to the first floor.

Living room: 14' 6" x 10' 8" (4.43m x 3.24m) Maximum measurements into bay window uPVC bay window to the front, feature marble fireplace with living flame gas fire, radiator, quality flooring, opens into the dining room/kitchen.

Kitchen dining room: 16' 1" x 8' 2" (4.9m x 2.5m) An open plan space with kitchen and dining area. Professionally fitted kitchen has an excellent range of matching: drawers, base and wall cabinets, integrated washing machine, dryer, dishwasher, fridge/freezer, oven/grill, gas hob with extractor over and stainless steel sink. The gas combination central heating boiler is mounting up on the wall, ceramic wall tiling complimentary to the floor tiling in the kitchen, uPVC window overlooking the rear garden with fitted blinds, matching quality flooring flows from the lounge into the dining area, radiator, sliding uPVC patio doors to the rear garden with fitted blinds.

First floor landing: 9' 10" x 7' 3" (3.0m x 2.2m) uPVC window to the side. Loft access point, which we understand leads up to the loft where there is storage space.

Bedroom 1: 11' 6" x 10' 10" (3.51m x 3.31m) Fitted with matching bedroom furniture giving: wardrobe/storage space, mirrored dressing area, chest of drawers and bedside drawers, radiator, uPVC window with stained glass, fitted blinds, quality flooring.

Bedroom 2: 9' 10" x 10' 1" (3.0m x 3.08m) Professionally fitted bedroom furniture giving wardrobes/storage space and a superb dressing/workstation with fitted drawers and display bookshelf, radiator, uPVC window overlooking the rear garden, blinds, wooden flooring.

Bedroom 3: 9' 10" x 7' 3" (3m x 2.2m) Professionally fitted bedroom furniture giving cabinets, bed base with built under storage space and wardrobe/storage space, uPVC window to the front, radiator, wood flooring

Bathroom: 6' 11" x 6' 3" (2.1m x 1.9m) The modern white three-piece bathroom suite comprising shaped bath with shower over and fitted glass shower screen, pedestal wash hand basin, dual flush WC, white ceramic wall tiling with complimentary ceramic floor tiling, heated towel rail, uPVC window, fitted blinds, spotlighting, extractor.

Driveway: There is a gated driveway to the side of the property which is an excellent size we are advised that our clients have accommodated up to 5 cars parking on there previously.

Gardens: Front garden- particularly well stocked with colourful shrubs and plants. The rear garden is neatly laid to lawn with well-stocked borders and mature trees to the rear which enhance the privacy.

Price: £139,995

Viewings: All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

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

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).

