



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



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ELDERCOT ROAD, DEANE, BL3 4JJ



- Semi detached home
- 2 double bedrooms
- Block paved driveway
- Low maintenance landscaped rear garden
- Well presented throughout
- Modern bathroom
- Quiet location
- Close to local amenities and commuter routes



Offers in the Region Of £169,950

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

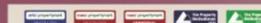
11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



Located on a quiet road just off Hulton Lane in Deane is this beautifully presented semi detached home. The property is located close to many local amenities, schools and is also well placed for the commuter with the M61 motorway network and Bolton town centre being just a short drive away. This wonderful home comprises an entrance hallway, kitchen, lounge and conservatory to the ground floor with two double bedrooms and a bathroom to the first floor. Externally there is a large block paved driveway for multiple vehicles at the front with a gate that leads down the side of the property. At the rear of the property there is a landscaped garden with a wonderful stone flagged patio area and a low maintenance artificial lawn providing plenty of space to entertain. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, double glazed window to side, radiator.

Lounge: 15' 5" x 11' 0" (4.70m x 3.36m) Downlights, double glazed window to the front, radiator, double glazed sliding patio doors leading to the conservatory.

Conservatory: 18' 9" x 8' 8" (5.72m x 2.64m) Wall lamps, radiator, tiled floor, double glazed windows to the rear sides, double glazed French doors leading onto the patio area.

Kitchen: 11' 6" x 7' 10" (3.51m x 2.39m) Ceiling light point, dual aspect double glazed windows to the rear and side, under stairs storage, range of fitted wall and base units with extractor fan, integrated gas hob and electric oven, space for a washing machine, under counter freezer, one and a half stainless steel sink with mixer tap and drainer, tiled splashback to the walls.

Landing: Ceiling light point, double glazed window to the side, loft access with pull down ladder which is part boarded.

Bedroom 1: 15' 5" x 11' 0" (4.69m x 3.36m) Downlights, radiator, dual aspect double glazed windows to the front and the rear.

Bedroom 2: 9' 1" x 8' 1" (2.78m x 2.47m) Downlights, radiator, double glazed windows to the rear.

Bathroom: 7' 10" x 4' 9" (2.40m x 1.46m) Downlights, double glazed window to the front, three piece suite incorporating a wc, vanity unit with inset sink, panelled bath with mixer tap and shower above, wall mounted vertical ladder radiator.

Externally: To the front of the property there is a large block paved driveway for multiple vehicles with a gate that leads down the side of the property. At the rear of the property there is a landscaped garden with a wonderful stone flagged patio area and a low maintenance artificial lawn providing plenty of space to entertain.

Parking: Block paved driveway

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

Tenure: Cardwells estate agents Bolton research shows the property is Freehold.

Council tax: Cardwells estate agents Bolton research shows the property is band A, annual charges of £1432

Flood risk information: Cardwells estate agents Bolton research shows the property is in a 'no risk' flood area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Thinking of selling or letting in Bolton: 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. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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, 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). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

