



FRINTON ROAD, MIDDLE HULTON, BL3 3TQ



- Extended family home
- Three bedrooms
- Bathroom and shower room
- Lounge and dining room
- Extended kitchen/breakfast room
- Driveway parking
- Large rear garden
- Close to many amenities



Offers in Excess of £245,000

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

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 at the head of a quiet cul-de-sac is this well presented and extended semi detached family home. Whilst extended, the property still does offer further potential for extension subject to the necessary planning consent. Internally the accommodation comprises a lounge with a bay window to the front, dining room with French doors leading to the garden, a large kitchen/breakfast room with a range of fitted wall and base units with space for a multi fuel range oven, washing machine, dishwasher, dryer, fridge and freezer. There is a shower room to the ground floor. The first floor has three good sized bedrooms, two of which are double rooms with the master bedroom having a bay window to the front. Three piece family bathroom incorporating a wc, bath and wash hand basin. Externally there is a driveway parking for at least two cars with access leading down the side of the property to a large rear garden with laid to lawn, flagged patio area and space for a shed. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Radiator, stairs to the first floor.

Lounge: 13' 3" x 11' 7" (4.04m x 3.54m) Double glazed bay window to the front, laminate effect flooring, multi fuel stove, radiator.

Dining Room: 15' 5" x 9' 1" (4.70m x 2.76m) Double glazed French doors to the rear, radiator, laminate effect flooring.

Kitchen/Breakfast Room: 27' 10" x 19' 3" (8.48m x 5.88m) Dual aspect double glazed windows to the rear and side with a door to the side, range of fitted wall and base units with contemporary worktops, island unit, extractor fan, space for a multi fuel range oven, washing machine and a dishwasher, undercounter fridge and freezer, one and a half stainless steel sink with mixer taps and drainer, part laminate effect flooring, tiled splashback to the walls, radiator.

Shower Room: 8' 4" x 5' 3" (2.53m x 1.60m) Suspended ceiling with lighting, radiator, tiled floor and walls, shower cubicle, wash hand basin.

Landing: Double glazed window to the side, loft access.

Bedroom 1: 11' 7" x 9' 10" (3.54m x 2.99m) Double glazed bay window to the front, radiator.

Bedroom 2: 9' 5" x 9' 3" (2.86m x 2.83m) Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom 3: 8' 0" x 5' 11" (2.44m x 1.81m) Double glazed window to the front, radiator.

Bathroom: 6' 5" x 5' 5" (1.95m x 1.66m) Three piece suite incorporating a WC, wash hand basin, bath, double glazed window to the rear, radiator, tiled walls.

Externally: To the front of the property there is a driveway parking for at least two cars, with access leading down the side of the property to a large rear garden with laid to lawn, flagged patio area and space for a shed.

Parking: To the there is a driveway providing parking for at least two cars.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 August 1933.

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1670.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in 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.

Thinking of selling or letting: 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

