



Floor Plan

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WITHINS DRIVE, BOLTON, BL2 5LF



- Semi detached true bungalow
- Extended and spacious accommodation
- 2 bed, lounge, archway to the dining area
- No upward chain involved
- Delightful gardens, garage
- Popular & convenient location
- Good local amenities
- Viewing recommended



Offers in Excess of £200,000

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An extended semi detached true bungalow with delightful gardens. Originally a three-bedroom property, the bungalow has been individually designed, creating spacious accommodation. The property has the advantage of no upward chain involved and offering great potential. Withins Drive is just off Withins Lane, with excellent amenities close by. There is an array of local shops, a library, health centre and supermarkets, all within easy reach. The accommodation briefly comprises entrance hall, lounge, kitchen, separate dining area, two bedrooms and a bathroom. Outside, there are delightful gardens to the front and rear, along with a generous sized driveway, which provides off street parking and leads to a garage. The property also benefits from double glazing and gas central heating. Viewings are strictly by appointment, through Cardwells estate agents Bolton (01204) 381281, bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: UPVC double glazed front door leading to the entrance hall with dado rail, coving to the ceiling, access to the loft.

Lounge: 13' 6" x 13' 1" (4.11m x 3.98m) UPVC double glazed bay window to the front aspect, brick fireplace incorporating a living flame gas fire, dado rail, coving to the ceiling.

Kitchen: 8' 4" x 17' 3" (2.54m x 5.25m) UPVC double glazed window to the side aspect, wooden fronted fitted wall and base units with complementary worktop surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built in oven and grill, inset gas burner hob, extractor hood above, space for a fridge freezer, radiator, archway leading to:

Dining area: 6' 6" x 8' 0" (1.98m x 2.44m) UPVC double glazed window to the rear aspect, radiator below.

Bedroom One: 11' 0" x 10' 0" (3.35m x 3.05m) UPVC double glazed window to the rear garden aspect, radiator below, fitted wardrobes, coving to the ceiling.

Bedroom Two: 9' 1" x 10' 0" (2.77m x 3.05m) UPVC double glazed window to the side aspect, radiator below. Fitted wardrobes

Bathroom: 6' 1" x 5' 8" (1.85m x 1.73m) UPVC frosted double glazed window to the side aspect enclosed, bath with a shower above, wash hand basin, close coupled WC, tiled floor, tiling to walls, extractor fan, radiator.

Outside: There is a front paved driveway which provides ample off-street parking, which leads to a larger than average garage, with an up and over door. There is a laid to lawn garden, with plant displays. Two metal gates gives access along the side elevation. To the rear garden there is a paved patio area, with a stone wall, with raised beds aside. Steps lead up to a circular laid to lawn garden, with gravelled areas aside. To the bottom of the garden, there are mature trees and plants displays and a feature pond.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 1.97 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold, ground rent £6 per year for the property and £6 per year ground rent for the garden to the rear.

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

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.

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

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