



**BARLEY BROOK MEADOW, BOLTON, BL1 7HP**



- Detached true bungalow
- Popular location
- No chain involved
- Cul de sac
- Offers good potential
- 3 bedrooms, master with en suite
- Spacious accommodation
- Mature gardens, double garage



**£375,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)



A very spacious detached true bungalow tucked away in a cul-de-sac on a great mature plot. The property is offered for sale with the advantage of no upward chain involved and is situated close to go to local amenities including shops, schools and transport links. It is fair to say that some areas of the property would benefit from updating however offers excellent potential. Viewing is highly recommended through Cardwells Estate Agents Bolton (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) Accommodation briefly comprises; Entrance porch, hallway, living room, open plan kitchen dining room, double glazed conservatory, master bedroom with an en suite shower room and dressing area, two further bedrooms and a family bathroom. Outside there are gardens to 3 sides of the property along with a large driveway leading to a double garage with two up and over doors. Property also benefits from double glazed windows to majority and gas central heating.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC double glazed entrance porch

Tiled floor, timber framed door with matching windows leading to

**Entrance hall:** Two radiators, storage room, fitted shelving units. Cloaks cupboard, built in airing cupboard, access to the loft, doors leading to

**Living room:** 21' 0" x 13' 2" (6.40m x 4.01m) uPVC leaded light double glazed bay window front aspect, leaded light double glazed sliding door rear garden aspect, feature marble fireplace incorporating a living flame gas fire with an ornate mantle surround, radiator, coving to ceiling.

**Kitchen dining room:** 20' 6" x 11' 5" (6.24m x 3.48m)

**Dining area:** Double glazed sliding door, conservatory aspect, radiator, coving to the ceiling, open through to

**Kitchen area:** uPVC leaded light double glazed window rear aspect, range of wooden fronted fitted wall and base units with complimentary working surfaces and tiled splashback's, inset single bowl single drainer stainless steel sink unit with mixer tap, built in oven and grill, built-in microwave oven, integrated dishwasher, inset four ring gas burner hob with an extractor hood above, integrated fridge and freezer, tiled floor, inset spotlights to the ceiling.

**Conservatory:** 10' 11" x 11' 5" (3.32m x 3.48m) The conservatory is uPVC double glazed with twin opening doors leading out onto the rear garden, tiled floor, two radiators.

**Master bedroom:** 24' 3" x 11' 2" (7.39m x 3.40m) Range of fitted wardrobes overhead storage cupboards and drawers, open through

**Dressing area:** uPVC double glazed windows side aspect, fitted dressing table unit, two radiators.

**En suite shower room:** 8' 1" x 6' 0" (2.46m x 1.83m) uPVC frosted double glazed window front aspect, shower cubicle, wash basin, close coupled WC, tiled floor, part tiling to the walls, radiator, inset spotlights to the ceiling.

**Bedroom 2:** 11' 5" x 9' 7" (3.48m x 2.92m) uPVC leaded light double glazed window rear garden aspect, fitted wardrobes with overhead storage cupboards, dressing table units and drawers, radiator.

**Bedroom 3:** 10' 0" x 8' 3" (3.05m x 2.51m) uPVC leaded light double glazed window side aspect, fitted wardrobes with overhead storage cupboards and bedside drawers, radiator.

**Bathroom:** 7' 10" x 6' 2" (2.39m x 1.88m) uPVC frosted double glazed window front aspect, panel enclosed bath with a separate shower unit above, close couple WC, wash basin inset to a vanity unit with mixer tap, tiled floor and walls, radiator, inset spotlights to the ceiling

**Outside:** Outside there is a driveway with raised plant beds aside leading to a double garage with two up and over doors. Two paved pathways and gates gives access along the side elevation leading to Side & rear gardens, there is a mature garden which is mainly laid to lawn with plant and tree displays. There is also a patio and an ornamental pond.

**Tenure:** Freehold

**Council tax:** Band F

**Viewings:** All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Thinking of selling:** If you are thinking of selling a property, perhaps Cardwells can be of assistance? A accurate up-to-date property valuation may be an ideal place to start your next move planning and we provide these free of charge and with no obligation. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Arranging a mortgage:** Cardwells can introduce you to Independent Financial Advisors who will be pleased to help you find the right mortgage. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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).

