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BARLEY BROOK MEADOW, BOLTON, BL1 7HP



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



£375,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982

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 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, www.cardwells.co.uk

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