



LAKELANDS DRIVE, LADYBRIDGE, BL3 4NN



- Stunning extended detached bungalow
- Four double bedrooms
- Self contained living space to the first floor
- Wet room, family bathroom and shower room
- High quality fitted kitchen with quartz worktops
- Driveway parking for multiple vehicles
- Quiet cul-de-sac position
- No onward chain



Offers in the Region Of £525,000

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Located within the heart of Ladybridge is this stunning detached bungalow which offers an abundance of flexible accommodation throughout. Lakelands Drive is a quiet cul-de-sac within Ladybridge and is located close to many schools, amenities, commuter routes and within walking distance of Deane Golf Club. The property has undergone significant updating, extensions and has been re-designed all within the last eight years to create a well proportioned home which flows naturally throughout. Various adaptations have been installed to help anyone with disability issues, including a hoist and large wet room, which have all been done sympathetically to the home. The current owners have added a first floor which is a self contained living space with a large bedroom, kitchenette and three piece shower room. In its entirety there are four double bedrooms, one of which is on the first floor, lounge, reception/therapy room, four piece family bathroom, wet room and stunning kitchen/dining room complete with centre island unit, integrated appliances and quartz worktops. Externally there are well kept low maintenance gardens to the front and the rear with driveway parking to the front for multiple vehicles. Properties of this size, standard and flexible accommodation rarely come to the market. 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: Ceiling light points, radiator.

Lounge: 19' 10" x 11' 10" (6.05m x 3.61m) Ceiling light points, wall lamps, woodburning stove and feature surround, large picture window to the front, radiator.

Reception/Therapy Room: 19' 10" x 14' 1" (6.05m x 4.28m) Downlights, light Wells, double glazed window to the front, underfloor heating, hoist system, fitted storage cupboards, stairs to the first floor living accommodation.

Kitchen: 23' 6" x 15' 0" (7.16m x 4.57m) Ceiling light point, downlights, skylights, double glazed French doors leading to the rear, radiator, underfloor heating, range of fitted wall and base units with complementary granite worktops and centre island unit incorporating an extractor fan, induction hob, two electric ovens, integrated washing machine, dryer, dishwasher, space for an American fridge freezer, double bowl Belfast sink with mixer tap, tiled splashback to the walls.

Bedroom: 14' 7" x 13' 0" (4.44m x 3.95m) Downlights, wall lamps, wall mounted electric heater, underfloor storage, hoist system, double glazed French doors leading to the patio, door to the en-suite.

En-suite: 12' 1" x 8' 9" (3.68m x 2.67m) Wet room incorporating downlights, wall mounted vertical ladder radiator, shower, WC, wall mounted sink, UPVC clad walls, extractor fan.

Bedroom: 15' 0" x 11' 10" (4.57m x 3.61m) Ceiling light point, radiator, double glazed window, fitted wardrobes.

Bedroom: 13' 4" x 9' 5" (4.06m x 2.88m) Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes.

Bathroom: 11' 0" x 10' 11" (3.35m x 3.34m) Downlights, extractor fan, double glazed window, four piece suite incorporating a WC, vanity unit within inset sink, bath, walk-in shower cubicle, wall mounted vertical ladder radiator, UPVC clad walls.

First Floor Landing: Downlights, double glazed skylight.

Bedroom: 15' 0" x 14' 6" (4.57m x 4.43m) Ceiling light point, radiator, double glazed window to the side.

Kitchenette: 10' 7" x 9' 5" (3.22m x 2.88m) Ceiling light point, radiator, double glazed skylight, fitted base unit incorporating a stainless steel sink with mixer tap and drainer.

Shower Room: 15' 1" x 8' 4" (4.61m x 2.53m) Ceiling light point, double glazed window, radiator, storage to the eaves, three-piece suite incorporating a WC, pedestal sink, walk-in shower cubicle.

Externally There are well kept low maintenance gardens to the front and the rear with driveway parking to the front for multiple vehicles.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.11 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from the date of the Lease

Council Tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2,267

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.

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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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