



ABBEYLEA DRIVE, WESTHOUGHTON, BL5 3ZD



- Modern townhouse
- Popular & convenient development
- No upward chain involved
- Accommodation over 3 floors
- Close to Lostock & Chew Moor
- 2 en suites, kitchen dining room
- Good local amenities
- Viewing recommended



Offers in the Region Of £229,950

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

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LETTINGS & MANAGEMENT

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A modern three bedroom townhouse, situated on a very popular and convenient location, close to Lostock and Chew Moor. The property is offered for sale with the advantage of no upward chain involved. The development is within close proximity to good transport links and amenities. This lovely spacious property would make an ideal family home. Viewing is recommended through Cardwells estate agents, Bolton, (01204) 381281, bolton@cardwells.co.uk The spacious accommodation, briefly comprises; Entrance hall, shower room, utility room and a bedroom. On the first floor. There is a lounge and a kitchen dining room. On the second floor, you will find two bedrooms both with en suites. Outside, there is a driveway and the garage to the front. To the rear there is an enclosed garden. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door, leading to

Entrance hall: Radiator, coving to ceiling, built in airing cupboard, integral door leading to the garage, fitted cloaks cupboard.

Shower room: Tiled shower cubicle, close coupled WC, wash basin, tiled splashback's, tiled floor, radiator, inset spotlights, extractor fan.

Utility room: uPVC double glazed door, rear garden aspect, fitted wall and base units with a work surface, inset single bowl, single drainer stainless steel sink unit, space for a washing machine, tiled floor, tiled splashback's, radiator.

Bedroom 3: 8' 10" x 8' 9" (2.69m x 2.66m) uPVC double glazed window rear garden aspect, radiator. From the entrance hall, there is a turning staircase, leading to

First floor landing:

Lounge: 18' 10" x 14' 9" (5.74m x 4.49m) 2 uPVC double glazed windows, front aspect, feature fireplace, incorporating an electric fire with a wooden mantle surround, two radiators, coving, inset spotlights to the ceiling.

Kitchen dining room: 14' 8" x 10' 10" (4.47m x 3.30m) 2 uPVC, double glazed windows, rear garden aspects, modern fitted kitchen units, comprising fitted wall and base units, built in oven and grill, inset four ring gas burner hob, stainless steel extractor canopy above, inset stainless steel sink unit with mixer tap, tiled splashback's, integrated fridge and freezer, integrated dishwasher, inset spotlights to the ceiling, radiator.

From the first floor landing staircase continues to second floor doors leading to

Master bedroom: 14' 9" x 13' 11" (4.49m x 4.24m) 2 uPVC double glazed windows, front aspect, radiator below, fitted wardrobes, door leading to,

En suite: Enclosed bath with mixer tap/shower attachment, wash basin with mixer tap, inset to a vanity cupboard, incorporating a WC, tiled splashback's, chrome plated towel rail, inset spotlights.

Bedroom 2: 14' 8" x 9' 6" (4.47m x 2.89m) 2 uPVC double glazed windows, rear aspect, fitted wardrobes, radiator, access to the loft, door leading to,

En suite shower room: Shower cubicle, wash basin with mixer tap, inset to a vanity unit, tiled splashback, close coupled WC, radiator, inset, spotlights.

Outside: To the front, there is a tarmac driveway with a paved pathway and an open porch and a useful storage cupboard. The driveway leads to a single garage with an up and over door. To the rear there is an enclosed garden, with laid to lawn areas and a paved patio/pathway. A gate leads to an area of access for residents.

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.

Tenure: The premarketing research that Cardwells Estate Agents Bolton have completed shows that the property is leasehold, enjoying the remainder of the 155 years from 1 January 2005, meaning that there are 136 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Bolton Council Tax Rating: The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is C rated which is at an approximate annual cost of £1,812.32 (at the time of writing).

Thinking of selling? If you are thinking of selling 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.

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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