



STONESTEADS WAY, BROMLEY CROSS, BL7 9LD



- Superb extended home, in BL7
- Close to Jumbles, Turton High School
- Near Bromley Cross Railway Station
- Beautiful family friendly rear garden
- Private off road driveway parking
- Two double fitted bedrooms
- UPVC/CDG conservatory to the rear
- Worcester gas CH, UPVC/CDG



Offers in the Region Of £190,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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LETTINGS & MANAGEMENT

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Positioned in the heart of Bromley Cross, North Bolton, BL7 is this superb extended, two bedroom home, enjoying a wonderful garden to the rear and private off-road car parking. Bromley Cross railway station which directly serves: Manchester, Salford, Bolton and Blackburn is just a short walk away, as is Turton High School, Eagley Junior, Saint John's Roman Catholic primary school and Infant Schools. Local to the property are fantastic restaurants, such as Retreat and Cibo, popular pubs like The Flag and The Sportsman, excellent shopping and sporting facilities such as Last Drop Village, Turton Golf Club, Dunscore Sailing Club etc. The jumbles, Reservoir and Country Park, and the West Pennine Moors are all within easy reach and perhaps are ideal to explore on foot or bicycle. The accommodation is well presented throughout and briefly comprises: entrance hallway, living room, flooded with natural light and double doors off to the UPVC conservatory, which overlooks the rear garden, fully fitted kitchen/diner, complete with cooker and washing machine, first floor landing, two good bedrooms, both with fitted bedroom furniture and a three-piece bathroom suite. Externally, the rear garden is a particular feature of this wonderful home with a generous lawn area and patio. A pretty front garden with a private driveway providing off-road parking. The superb home benefits from a Worcester gas combination central heating boiler, UPVC double glazing, and in our opinion, all that is on offer can only be fully appreciated via a personal inspection. In the first instance, there is a walk-through viewing video available to watch at your convenience, then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: 3' 9" x 3' 5" (1.150m x 1.05m) Single glazed entrance door, radiator, wood laminate flooring, stairs off to the first floor.

Living Room: 14' 8" x 10' 9" (4.482m x 3.273m) UPVC windows to the front, UPVC double glazed double patio doors off to the conservatory, gas fire on a marble hearth, radiator.

Conservatory: 11' 3" x 8' 11" (3.434m x 2.713m) UPVC windows to all sides, complete with fitted blinds, UPVC double patio doors open out onto the rear garden, ceramic tiled floor, radiator, ceiling light and fan, double doors from the living room and UPVC door from the kitchen.

Kitchen / Diner: 14' 9" x 11' 9" (4.492m x 3.593m) A professionally fitted kitchen diner, with a generous range of matching: drawers, base and wall cabinets, UPVC windows to both the front and rear flood the kitchen with natural light, the cooker with double oven/grill and gas hob is included as is the washing machine, single bowl sink and drainer with mixer tap over, radiator, ceramic wall tiling, dining space, under stairs storage space.

First floor landing: 7' 1" x 2' 10" (2.165m x 0.87m) UPVC window to the rear overlooking the rear garden.

Bedroom One: 14' 8" x 10' 9" (4.475m x 3.273m) The very light bedroom with UPVC windows to both the front and rear, a comprehensive range of professionally fitted bedroom furniture, giving triple wardrobes to either side of the mirrored central area, matching bedside units and additional walk-in built-in storage space over the stairs.

Bedroom Two: 11' 8" x 10' 6" (3.552m x 3.194m) Measured up to maximum points. UPVC window to the front with fitted blinds, three double wardrobes fitted to one wall giving excellent storage space and in addition, there are two built-in storage space areas over the stairs, the loft access point is in this bedroom with a built in ladder, half boarded and two lights.

Bathroom: 7' 4" x 5' 0" (2.239m x 1.524m) A three-piece bathroom suite comprising: pedestal wash hand basin, WC, bath with electric shower over and fitted glass shower screen, ceramic wall tiling, radiator, UPVC window to the rear.

Rear Garden: The rear garden is a particularly generous size, enjoys a sizable lawn which is perhaps perfect for children to play, which is bordered by colourful well-stocked flower beds. There is a greenhouse, brick paved patio space, flagged patio space perhaps ideal for entertaining and brick built out buildings, perfect for storage and a rockery. In addition there is an outside power socket, outside tap and lighting.

Front Garden: The front garden is neatly laid to lawn with well-stocked flower beds to its perimeter.

Parking: There is private off-road driveway car parking to the front of the property.

Tenure: Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band A with Bolton Council at an approximate cost of around £1306 per annum.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

Flood Risk Information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Conservation Area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 at your convenience.

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