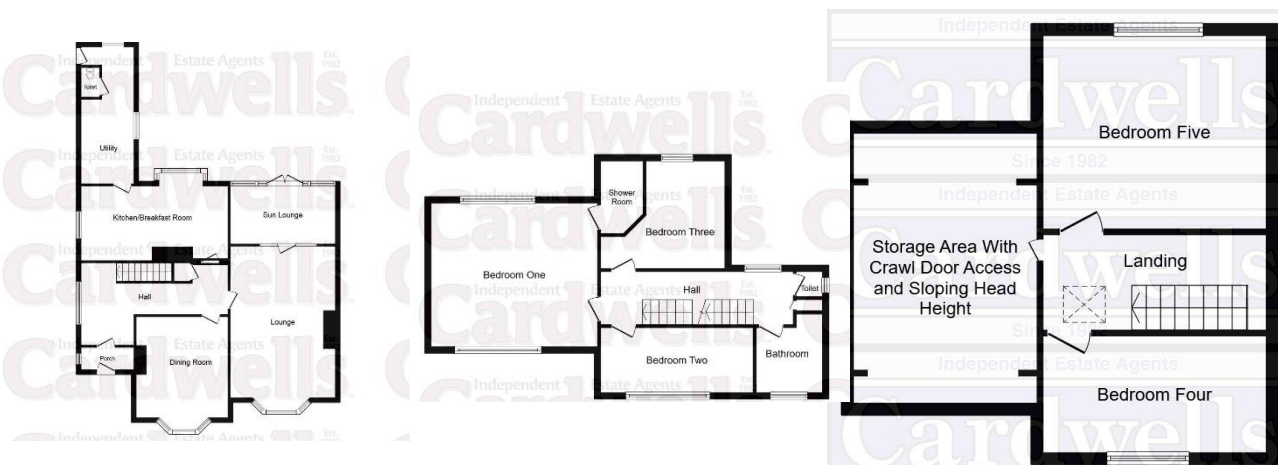
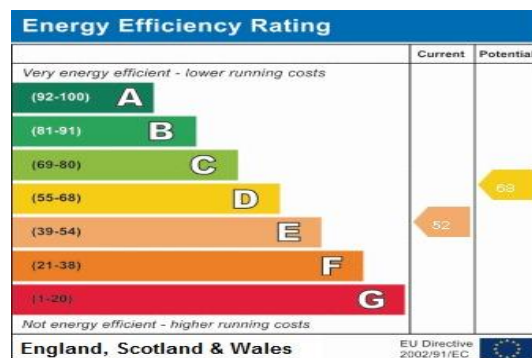


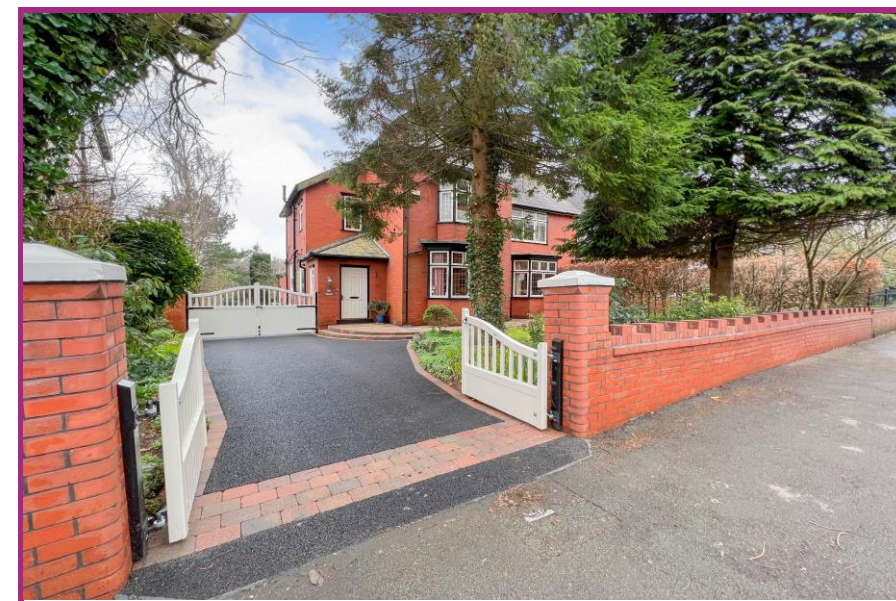
Viewings:

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.

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). This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd



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EDALE, JUNCTION ROAD – BOLTON – OFFERS IN THE REGION OF £499,995

A wonderful, substantial family home thought to date from around 1914, enjoying expansive accommodation which extends to around 3,455 ft.² over three levels, enjoying five double bedrooms, three reception rooms set in a plot of around 0.14 of an acre. Positioned in a consistently popular location beyond there is a countryside feel juxtaposed with being perfectly placed for excellent every day amenities which include: popular schools, shops, transport links, houses of worship, sports clubs and medical facilities. The stylish home oozes character with resplendent art deco features and attention detail that is often only found in properties of this period. The accommodation offer briefly comprises: entrance vestibule with internal stained glass windows, grand reception hallway, beautiful lounge, with library bookcases either side of the fireplace, orangery, formal dining room, open plan professionally fitted kitchen/diner, large utility room, which could perhaps be used as a second kitchen and ground floor guest WC. For the first floor is a spacious landing, beautiful family bathroom with roll top/clawfoot bath, the spacious master bedroom enjoys the views to the rear and also benefits from a three-piece en suite shower room, there are two additional double bedrooms on the first floor and a separate WC room. The upper floor landing may offer perfect space for working from home, whilst through a crawl size door there is spacious loft storage space with generous head height, there are two additional double bedrooms on this level, giving five in total. Externally there is a beautiful rear garden with generous lawn and patio areas which ideal for children's play and entertaining alike. The front section of the gated driveway has been re-laid over the few years and there is off road parking for around four cars. Properties of this size, calibre and character infrequently come to the open market. This is an opportunity not to be missed.

Viewing comes with our highest recommendations, to appreciate everything that is on offer. In the first instance there is a walk through viewing video to watch and then 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

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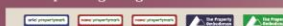
LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow: WDC Estates



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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area. According to the energy performance certificate measurements, the approximate floor area is a very generous 3,455 square feet/321 square meters.

Entrance vestibule: 4' 4" x 6' 11" (1.318m x 2.103m)

A beautiful entrance door opens into the vestibule where the internal stained glass leaded windows immediately stand out, similar detailing is in the door into the hallway, and there is a single glazed window to the left-hand side and a ceramic tiled floor.

Reception hallway: 21' 2" x 10' 9" (6.452m x 3.264m)

A grand and welcoming reception hallway with beautiful, spindled staircase with intricate detailing off to the first floor, double glazed window to the side, additional spotlighting.



Lounge: 22' 4" x 15' 1" (6.796m x 4.606m)

Measured at maximum points into the bay window with single glazed leaded glass windows. This is a beautiful room with fitted library shelving to either side of the chimney breast recess, matching fireplace with marble, heath and surround and inset living flame gas fire, two radiators, the room is flooded with natural light from the bay window to the front and the internal windows and door to the rear which open up into the Orangery.



Orangery: 14' 8" x 7' 7" (4.466m x 2.318m)

uPVC windows and uPVC double doors provide natural light, there are two large sky windows, radiator and fantastic flooring.



Plot size:

This grand family home is sat within a plot that extends to around 0.14 of an acre.

Chain details:

The property is offered for sale with no further upward chain delay as our clients will move out to accommodate a purchase.

Bolton council tax:

The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The detached bungalow is F rated which is at an approximate annual cost of £2,831 (at the time of writing).

Conservation area:

Cardwells Estate Agents Bolton, pre-marketing research indicates that the property is set not set within a conservation area.

Flood risk information:

Cardwells Estate Agents Bolton pre-marketing research indicates that the family home is in a position which is regarded as having a "very low" risk of flooding.

Tenure:

Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold enjoying a term of 990 years from 1st November 1914.

EPC rating:
E

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Dining room: 14' 6" x 13' 7" (4.411m x 4.152m)
Measured at maximum points into the bay window with original leaded glass windows, high-quality carpeting and an art deco style fireplace with open fire, which we understand can be used, subject of course, to the usual chimney sweeping requirements.



Kitchen diner: 21' 9" x 10' 2" (6.621m x 3.091m)

A beautiful open plan kitchen diner flooded with natural light from the uPVC bay window which overlooks the rear garden and the uPVC window to the side. Professionally fitted kitchen with a comprehensive range of matching; drawers, base, wall and display cabinets, ample dining space, beautiful, tiled fireplace with living flame gas fire.



Utility room:
Good utility space which could easily work as a second kitchen if required. Fitted with matching basin, wall cabinets, stainless steel sink, and drainer, uPVC windows to the side and the rear, radiator.



Guest w.c: 4' 9" x 2' 6" (1.444m x 0.767m)
Extractor fan, WC.

First floor landing: 17' 10" x 7' 6" (5.436m x 2.280m)
A beautiful first floor landing with original leaded glass window to the front, intricately detailed spindled staircase off to the upper floor, spot lighting.

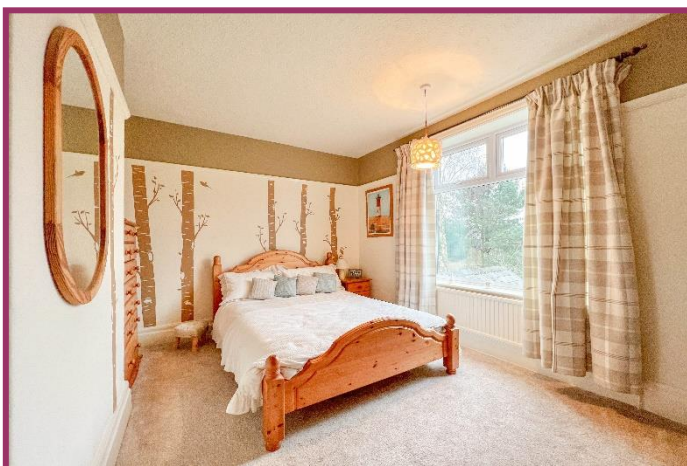
Master bedroom: 17' 6" x 15' 2" (5.338m x 4.615m)
uPVC window to the rear which enjoys the view across the garden and onto the open countryside. Beyond, feature original leaded glass windows to the front, two radiators, generous ceiling height of 2.798m



En suite shower room: 8' 3" x 3' 3" (2.508m x 0.987m)
A modern white three-piece shower room suite comprising dual flush, WC, wash hand basin with mixer tap over, shower enclosure with both overhead and handheld shower options, tall heated towel rail, inset ceiling, spotlighting, extractor fan, ceramic wall tiling.



Bedroom 2: 13' 4" x 10' 6" (4.075m x 3.208m)
Very generously proportioned bedroom with large uPVC window to the rear which overlooks the garden and the countryside beyond, radiator, feature decorations.



Bedroom 3: 14' 7" x 13' 6" (4.445m x 4.107m)
Measured at maximum points into the bay window with feature, original leaded glass window, radiator.

Separate w.c room: 6' 1" x 2' 10" (1.862m x 0.859m)
A Charlotte of Staffordshire, high cistern, pull chain WC, stylish ceramic wall and floor tiling, underfloor heating double glazed window to the side.

Bathroom: 9' 11" x 6' 11" (3.020m x 2.120m)
Measured at maximum points into the shower cubicle. Stunning family bathroom suite with roll top clawfoot, freestanding bath with handheld shower attachment, Charlotte of Staffordshire, pedestal wash hand basin and walk-in shower enclosure with glass cubicle door. Beautiful ceramic floor and wall tiling, underfloor heating, radiator with towel rail, uPVC window to the rear, spot lighting.



Upper floor landing: 13' 5" x 7' 4" (4.094m x 2.247m)
A beautiful galleried landing, offering the potential for superb work from home space, double glazed Velux sky window and crawl door access to loft storage space. The loft storage space is approximately 4.650 X 2.472 which does continue further into the eaves space There is some boarding for storage exposed brick. Gable wall and a maximum central head height of around 2.527m



Bedroom 4: 13' 6" x 10' 6" (4.111m x 3.208m)
uPVC window to the rear which enjoys the views over the garden and onto the local countryside, radiator.



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Bedroom 5: 13' 4" x 12' 6" (4.071m x 3.809m)
Feature original leaded glass window to the front, exposed and treated floorboards, large radiator.



Rear garden:

The rear garden is delightful with generous patio and lawn areas bordered by mature trees and shrubs, of particular note is the tall, monkey puzzle tree. Well stocked, flower beds and rockeries. This is a superb and private space perfect for children to play and entertaining alike.

Front garden:

The front garden is set behind a brick wall and the mature trees provide further privacy to the property. There is a rockery and an abundance of shrubs and flowers.

Parking:

There is gated private off-road driveway parking which runs down the side of the property. We are advised that up to 4 cars have been parked on the driveway. The front section of the driveway was re-laid in the last few years. There is perhaps potential for a detached garage to be built, subject of course to all appropriate permissions and regulations.

