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ELDERGREEN CLOSE, BOLTON BL3 4FX



- Brand new stylish semi detached on a superb well regarded development
- 75% Shared ownership sale
- Stunning fitted kitchen with appliances
- Beautiful guest WC and bathroom
- Enclosed rear garden, driveway parking
- Three good bedrooms
- Patio doors off to the rear garden
- No upward chain delay



£157,500

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982

A wonderful opportunity to be the first person to live in this remarkable newly built semi detached home. Offered for sale on a 75% shared ownership basis. This may well be an ideal opportunity to take a first or further steps onto the property ladder with the security of buying a brand new home which comes with a guarantee. This three bedroom semi detached may well make an ideal family home. As you would expect with a new home, the building and roof is in excellent condition, the electrics are up-to date, the gas combination boiler is new as are all the bathroom fittings, kitchen fittings and the integrated appliances. Hopefully the property is all set to be your home. Positioned on the exclusive Eldercot Park, the mews property is set amongst other high calibre homes on this much admired development. The family home is only a short drive from the motorway network, shops, popular schools, restaurants and houses of worship. The accommodation on after briefly comprises:, reception hallway, Guest WC / Powder Room, professionally fitted kitchen complete with appliances and lounge diner with double doors off to the rear garden, first floor landing, three good bedrooms, and a modern and stylish family bathroom suite. Externally there is an enclosed landscaped rear garden with patio area, a pretty front garden and private off road car parking on the driveway. There is a great deal to admire, and a viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk there is also a walk through viewing video available to watch. (The photos are indicative of what the property will look like once completed)

Reception Hallway 10' 6" x 7' 2" (3.202m x 2.179m) Quality entrance door, radiator.

Guest WC/powder room 6' 4" x 3' 0" (1.918m x 0.902m) Two piece white suite comprising: dual flush WC and pedestal wash hand basin, radiator, extractor.

Kitchen 10' 5" x 8' 3" (3.1736m x 2.502m) Quality fitted kitchen with an excellent range of matching drawers, base and wall cabinets, integrated dishwasher, integrated fridge/freezer, oven/grill, gas, hob with extractor over, freestanding washer/dryer, stainless steel sink and drainer with mixer tap over, radiator, UPVC window, spot lighting .

Lounge/diner 18' 2" x ' ' (5.526m x m) measured at maximum point. Excellent size room with both UPVC patio doors out to the rear garden and a UPVC window overlooking the rear garden, two radiators, understairs storage space.

First Floor Landing 13' 1" x 6' 9" (3.999m x 2.058m) Radiator, loft access point.

Bedroom One 15' 0" x 8' 7" (4.560m x 2.624m) UPVC window, radiator.

Bedroom Two 13' 7" x 8' 7" (4.140m x 2.627m) UPVC window, radiator.

Bedroom Three 8' 10" x 6' 9" (2.701m x 2.057m) UPVC window, radiator.

Bathroom 5' 7" x 6' 10" (1.706m x 2.074m) three piece bathroom suite comprising: pedestal, wash, handbasin, dual flush WC and bath with shower over and fitted glass shower screen, ceramic wall tiling, heated towel rail, UPVC window, spot lighting

Front garden The front garden is laid to lawn.

Rear garden The rear garden is fully enclosed and laid to lawn with patio space.

Chain details The property is sold with early vacant possession, and no further upward chain

Shared ownership The property is available on a shared ownership basis, with a percentage being available to purchase and the remaining percentage being rented.

Tenure Around 990 years from approx 2021. We are told that there is no relevant leasehold charge, however we draw your attention to the other monthly costs below.

Service charge costs The estimated service charge associated with the property is around £9.86 per month being around £118.32 per annum. Figures given for the 2023/2024 period.

Site management fees We are advised that the contribution the property purchasers will make to the site management fees would be around £14.19 per month. Figures given for 2023/2024 period.

Site Insurance costs We understand that the purchasers of the property will be required to make a contribution to the the site insurance policy of around £11.03 per month. Figures given for 2023/2024 period.

Total monthly costs The combined monthly costs are £35.08 for the financial year 2023/2024.

Chain details The property is sold with no further upward chain delay.

Shared Ownership/Percentage Ownership The property can be purchased as either a 50% shared ownership of a 75% shared ownership. The purchase prices and associated rents are detailed below. 1. A price of £105,000 for a 50% share. In this scenario the remaining rent to pay is £240.63 per month. 1. A price of £157,500 for a 75% share. In this scenario the remaining rent to pay is £120.31 per month.

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.

Thinking of selling or letting a property in Bolton? If you are thinking of selling or letting 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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