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**COTTON MEADOWS, BOLTON, BL1 8GA**



- Modern detached family home
- Three good bedrooms, 3 WCs
- Stylish open plan kitchen/diner
- Generous living room. Guest WC
- Master bedroom with en suite shower rm
- Family bathroom. EPC B, 968 sq ft
- Garage with EV charging point
- Wonderful family friendly garden



**Offers in Excess of £280,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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A superb, beautifully appointed three bedroom detached family home positioned in an exclusive development of other high calibre homes. Hall 1th Wood train station is nearby and this direct serves: Manchester, Salford, Bolton, Bromley Cross and Blackburn. Popular schools are within an easy reach including Cannon Slade, whilst there are superb sporting and leisure facilities nearby. The property is particularly well presented throughout and briefly comprises: reception hallway, guest WC/powder room, living room, stylish open plan kitchen/diner complete with double doors which open out onto the landscape and family friendly garden, first floor landing, master bedroom with ensuite shower room, two additional bedrooms and a three-piece white family bathroom suite. Externally, there is a single garage complete with an electric vehicle charging point and the garage is served by a driveway providing additional private off-road parking. The property benefits from uPVC double glazing, a modern electric consumer unit, a modern gas central heating boiler, neutral decorations and in our opinion is ready to move the family straight into. Viewing comes with our highest recommendations, in the first instance there is a walk-through viewing video available to watch and then a personal viewing appointment can be arranged by calling Cardwells estate agents Bolton on 01204 381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Approximate floor area:** The overall approximate floor area is around 90 square meters/968 square feet.

**Reception hallway:** 14' 3" x 6' 0" (4.335m x 1.835m) Quality double glazed entrance door, spindle staircase off to the first floor with under stairs storage space below, spot lighting, radiator.

**Guest w.c:** 6' 0" x 3' 10" (1.836m x 1.161m) A modern white two-piece suite comprising: dual flush WC and pedestal wash handbasin, new PVC window, radiator, Neutral decorations.

**Living room:** 18' 4" x 10' 3" (5.585m x 3.115m) uPVC double glazed windows to the side and front each with fitted blinds, feature wood panelling to one wall, two radiators.

**Kitchen diner:** 18' 3" x 8' 9" (5.563m x 2.677m) A stylish professionally fitted kitchen with a contrasting range of drawers, base and wall cabinets, gas hob with extractor over, oven/grill, Stainless steel sink and drainer with mixer tap over, concealed Ideal Logic System gas central heating boiler, radiator, superb dining space, uPVC patio doors which open out onto the landscape gardens, uPVC window to the front with fitted blinds, spotlighting to the kitchen area and feature lighting in the dining area.

**First floor landing:** 11' 11" x 6' 0" (3.630m x 1.828m) uPVC window with fitted blinds, radiator, loft access point, built-in storage space containing the water tank.

**Bedroom 1:** 13' 3" x 10' 4" (4.035m x 3.162m) uPVC window with fitted blind, radiator, door off to the ensuite shower room.

**En suite:** 8' 1" x 4' 9" (2.475m x 1.437m) Stylish and modern three-piece suite comprising rocker pedestal wash and basin, dual flush WC and Mora shower enclosure with glass sliding doors, uPVC window with fitted blinds, radiator, spot lighting.

**Bedroom 2:** 11' 4" x 9' 0" (3.453m x 2.748m) Measured at maximum point into the fitted wardrobe/storage space to one wall, uPVC window, fitted blinds, radiator.

**Bedroom 3:** 9' 1" x 6' 7" (2.774m x 2.015m) uPVC window overlooking the garden complete with fitted blinds, quality flooring, neutral decorations.

**Family bathroom:** 7' 7" x 5' 6" (2.316m x 1.676m) A modern white three-piece Roca suite comprising dual flush WC, pedestal wash handbasin and bath, stylish ceramic wall tiling, radiator, spotlighting, uPVC window

**Garden:** The primary garden area is walled and has been professionally landscaped and designed with all year family use in mind enjoying an Astroturf lawn section and superbly well presented patio areas. There is additional garden space to the front and the other side of the property.

**Garage:** There is a single garage to the side of the plot served by a driveway providing additional off-road private car parking space.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents, Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Plot size:** The overall approximate plot size is around 0.05 of an acre.

**Tenure:** Cardwells estate agents Bolton research shows the property is Freehold.

**Council tax:** Cardwells estate agents Bolton research shows the property is band B annual charges of £2015

**Flood risk information:** 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.

**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). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

