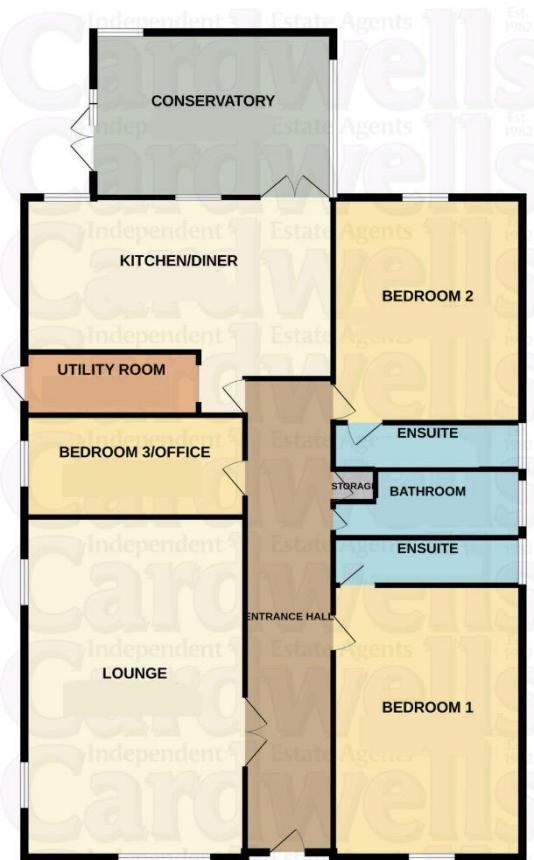
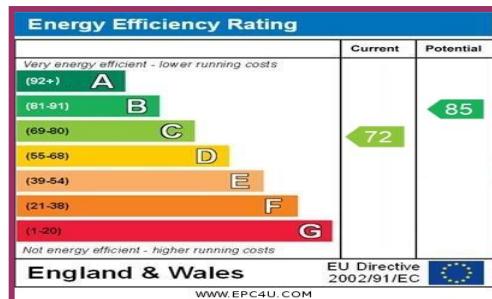


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FOSTER LANE – BREIGHTMET – OFFERS OVER £330,000

An individual detached bungalow set in a particularly generous plot of around 1/5 of an acre with superb rear garden and situated in a quiet position with little passing traffic. The substantial bungalow offers many luxuries that are more traditionally found in detached two level properties such as two en suite shower rooms, a conservatory, and a detached double garage plus the wonderful rear garden. The very well presented accommodation briefly comprises: central reception hallway, large living room flooded with natural light from the three windows, modern professionally fitted kitchen complete with integrated dishwasher, fridge/freezer, induction hob and oven/grill, utility room, uPVC conservatory which overlooks the rear garden, the bay window master bedroom to the front enjoys a lovely aspect towards the countryside and has a three-piece en suite shower room, the second bedroom which enjoys the aspect over the rear garden also has a three-piece en suite shower room, the third bedroom may well accommodate a double bed plus there is a separate family bathroom suite complete with Jacuzzi style bath. The external space really is one of the features of this superb home with a wonderful rear garden complete with patio space, detached double garage and driveway parking. The property benefits from double glazing, a Worcester gas combination central heating boiler, a security alarm system And really is a superb detached bungalow, the calibre of which in frequently come to the open market.

A private personal viewing appointment is highly recommended, however in the first instance a walk-through viewing video can be arranged by calling Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area:

The overall approximate floor area extends to around 1,173 square feet/109 square meters.

Reception hallway: 35' 4" x 3' 9" (10.780m x 1.154m)

A welcoming central entrance hallway with mosaic tile floor, two radiators, built-in storage space, neutral decorations, matching wall lights, loft access point.

Living room: 23' 11" x 11' 1" (7.297m x 3.371m)

A light and generously proportioned living room with natural light coming in from the uPVC bay window to the front and the 2 uPVC windows to the side, each are fitted with blinds, and the bay window to the front enjoys a lovely aspect towards the open countryside, there is thick carpeting, two radiators, neutral decorations.



Kitchen diner: 15' 4" x 9' 1" (4.680m x 2.775m)

A superb modern professionally kitchen with an excellent range of matching gloss; drawers, base and wall cabinets, integrated dishwasher, integrated fridge/freezer, Bosch oven/grill, stainless steel sink and drainer with mixer tap over, uPVC window overlooking the rear garden, ample dining space, double uPVC doors off to the conservatory.



Family bathroom: 6' 2" x 9' 9" (1.874m x 2.979m)

A three-piece family bathroom suite complete with corner Jacuzzi, matching WC and pedestal wash hand basin, complementary ceramic wall and floor tiling, radiator, uPVC window with fitted blinds, spot lighting, extractor fan.

Plot size:

The overall approximate plot size is a very generous circa 0.21 of an acre.

Rear garden:

The rear garden is a particularly generous size being around 40/42 foot wide with sizable garden area, with patio space, a beautiful mature Horse Chestnut tree which we understand provides conkers in the autumn (the tree is protected by a Tree Preservation Order) the garden extends down the side of the property and it's fully enclosed. The mature trees beyond the boundary really enhance the privacy, particularly in the summer months.



Garage:

There is a detached brick built double garage with twin electrically operated up and over vehicle access doors. The garage is served by a private driveway providing additional off-road car parking space.

Chain details:

It is our understanding that the property will be sold with an output chain, although at the time of writing the details of this have not yet been established.

Tenure:

Cardwells Estate Agents Bolton pre marketing research indicates that the property is Freehold.



Utility room: 11' 8" x 4' 11" (3.567m x 1.505m)
Double glazed side entrance door, wall mounted Worcester gas combination central heating boiler which is annually serviced and installed in 2014.

Conservatory: 10' 11" x 64' 9" (3.340m x 19.74m)
A uPVC double glazed conservatory with glass roof, installed around June 2011, wall mounted electric heater, uPVC double glazed windows which overlooked the rear garden, uPVC double doors which open out onto the rear garden, spot lighting, ceramic floor tiling.



Master bedroom: 15' 5" x 9' 11" (4.700m x 3.013m)

Measured at maximum points into the uPVC bay window to the front which is fitted with blinds and enjoys a lovely aspect towards the open countryside. The room has been professionally fitted with quality bedroom furniture providing wardrobes, bedside drawers, additional storage cabinets and additional storage drawers, There are USB sockets to either side of the bed space, quality carpeting, radiator, neutral decorations.



En suite: 9' 10" x 5' 4" (2.990m x 1.627m)

A three-piece shower room suites comprising corner shower enclosure, pedestal wash hand basin and WC, complementary ceramic wall and floor tiling, radiator, uPVC window, extractor, spot lighting.



Bedroom 2: 12' 6" x 9' 10" (3.811m x 3.008m)

A generously sized double bedroom complete with built-in wardrobe/storage space, uPVC window to the rear which overlooks the back garden, radiator and door off to the en suite shower room.



Bedroom 2 en suite: 9' 10" x 5' 4" (2.986m x 1.625m)

A white three-piece shower room suite comprising corner shower enclosure and matching pedestal wash hand basin and WC, radiator, new uPVC window to the side, complementary ceramic wall and floor tiling, spot lighting, extractor.



Bedroom 3: 11' 1" x 7' 4" (3.378m x 2.240m)

uPVC window with fitted blinds to side, radiator, quality carpeting, neutral decorations, spot lighting, useful walk in wardrobe/storage space.

