

## MADELEY GARDENS, HALLWELL, BL1 3SR



- Three good sized bedrooms
- Modern shower room and wc
- Lounge and kitchen/diner
- Conservatory
- Low maintenance rear garden
- Communal parking to the front
- GCH & DG
- Close to amenities and commuter routes



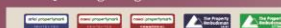
## Offers in the Region Of £160,000

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Incorporating: Wright Dickson & Catlow. WDC Estates



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Located just off Halliwell Road within a popular residential area is this well presented terraced family home. The property is ideally located to be close to many local amenities, places of worship and has good commuter routes to Bolton town centre. Internally the property offers good sized accommodation to include an entrance hallway, lounge, kitchen/diner and conservatory to the ground floor with three good sized bedrooms and a modern shower room and wc to the first floor. Externally the property is pavement fronted with a gate leading to a covered porch and then a door into the vestibule. To the rear of the property, there is a beautifully presented low maintenance garden with a flagged patio area, artificial lawn and well stocked borders to the side with a gate lead leading to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Vestibule:** Ceiling light point, laminate effect flooring, door to the entrance hallway.

**Hallway:** Laminate effect flooring, radiator, storage cupboard.

**Lounge:** 14' 3" x 11' 3" (4.34m x 3.42m) Ceiling light points, radiator, double glazed window to the rear, electric feature fire and surround.

**Kitchen/diner:** 17' 8" x 11' 9" (5.39m x 3.59m) Ceiling light point, double glazed windows to the front and the rear, door leading to the conservatory, radiator, laminate effect flooring, range of fitted wall and base units with a one and a half bowl sink with mixer tap and drainer, breakfast bar, integrated extractor fan, gas hob, electric oven, space for a washing machine, slimline dishwasher, American fridge/freezer.

**Conservatory:** 12' 10" x 8' 2" (3.90m x 2.50m) Downlights, double glazed windows, double glazed door to the rear, carpet tiled floor, wall mounted electric heater.

**Landing:** Ceiling light point, double glazed window to the front, radiator, storage cupboards.

**Bedroom 1:** 11' 4" x 9' 2" (3.46m x 2.80m) Ceiling light point, radiator, double glazed window to the rear, laminate effect flooring.

**Bedroom 2:** 11' 4" x 7' 8" (3.46m x 2.33m) Ceiling light point, coving to ceiling, fitted wardrobe, radiator, double glazed window to the rear.

**Bedroom 3:** 11' 4" x 6' 1" (3.46m x 1.86m) Ceiling light point, radiator, double glazed window to the rear.

**Shower room:** 6' 1" x 5' 1" (1.85m x 1.54m) Downlights, wall mounted heated towel radiator, double glazed window to the front, extractor fan, vanity unit with inset sink, walk-in shower cubicle, laminate effect flooring, tiled walls.

**Wc:** 4' 7" x 3' 0" (1.40m x 0.91m) Downlights, double glazed window to the front, fan unit within inset sink, WC, laminate effect flooring, tiled walls.

**Externally:** The property is pavement fronted with a gate leading to a covered porch and then door into the vestibule. To the rear of the property, there is a beautifully presented low maintenance garden with a flagged patio area, artificial lawn and well stocked borders to the side with a gate lead leading to the rear.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

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

**Council Tax:** Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

**Flood Risk:** 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.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Thinking of selling or letting:** 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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