



## LADYMEADOW CLOSE, SANDFIELD PARK, BL1 8UW



- No onward chain
- Accommodation over three floors
- Three good size bedrooms
- Lounge, office, conservatory
- Walking distance of the train station
- Very well presented throughout
- Family bathroom and en suite
- Driveway and garage parking



**Offers in Excess of £280,000**

### BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

### BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)



Beautifully presented family home which is offered for sale with NO ONWARD CHAIN. This wonderful property is located within a modern estate, just off Crompton Way, is close to many local amenities and within a short walk of Hall i' Th Wood train station making it ideally placed for commuters. The accommodation for this property is set over three floors and comprises an entrance hallway, office, cloakroom/wc, spacious kitchen/diner and a good sized conservatory to the ground floor with two bedrooms, family bathroom and generous lounge to the first floor with the main bedroom and en-suite to the second floor. Externally there is a flagged driveway for two cars leading to the integral garage at the front and to the rear of the property there is a well manicured lawn with a flagged patio area and a gate which leads to the front of the property. 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:**

**Entrance hallway:** Ceiling light point, laminate effect flooring, radiator, under stairs storage.

**Office:** 9' 3" x 5' 3" (2.83m x 1.60m) Ceiling light point, double glazed window to the front, radiator.

**Cloakroom w.c:** 6' 0" x 3' 1" (1.83m x 0.93m) Ceiling light point, radiator, wc, pedestal sink, extractor fan.

**Kitchen diner:** 18' 7" x 11' 11" (5.66m x 3.62m) Ceiling light points, double glazed window overlooking the rear garden, radiator, range of fitted wall and base units with complimentary work surfaces incorporating an extractor fan, gas hob, double electric oven, space for a dishwasher, fridge/freezer, one and a half bowl stainless steel sink with mixer tap and drainer, double glazed French doors leading to the conservatory.

**Conservatory:** 10' 2" x 8' 9" (3.11m x 2.66m) Ceiling light point, double glazed windows, tiled floor, double glazed French doors leading to the patio area.

**Garage:** 16' 9" x 8' 11" (5.11m x 2.71m) Up and over garage door to the front, plumbing for the washing machine, ceiling light point.

**Landing:** Ceiling light point, radiator, stairs to the second floor.

**Lounge:** 18' 8" x 9' 4" (5.69m x 2.84m) Ceiling light point, radiators, double glazed windows overlooking the rear garden, electric fire and feature surround.

**Bedroom 2:** 10' 6" x 10' 5" (3.21m x 3.17m) Ceiling light point, radiator, double glazed windows overlooking to the front, fitted wardrobes.

**Bedroom 3:** 8' 6" x 7' 10" (2.60m x 2.39m) Ceiling light point, double glazed window to the front, radiator.

**Bathroom:** 10' 2" x 4' 8" (3.10m x 1.43m) Ceiling light point, double glazed window to the side, three piece suite incorporating a wc, pedestal sink, panelled bath, tiled splashback to the walls, extractor fan, radiator.

**Second floor landing:** Ceiling light point, storage cupboards, radiator.

**Bedroom 1:** 13' 6" x 8' 10" (4.11m x 2.69m) Ceiling light point, loft access, double glazed window to the front, radiator.

**En suite:** 9' 8" x 5' 6" (2.95m x 1.67m) Ceiling light point, double glazed skylight, wall mounted vertical ladder radiator, three piece suite incorporating a wc, pedestal sink, walk in shower cubicle, tiled splashback to the walls, extractor fan.

**Outside:** To the front of the property there is a flagged driveway for two cars leading to the integral garage. At the rear of the property there is a well manicured lawn with a flagged patio area and a gate which leads to the front of the property.

**Viewings:** Please contact Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 1 January 2004, £125 per annum

**Council tax:** Cardwells estate agents Bolton research shows the property is band C annual charges of £1909

**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.

**Thinking of selling or letting 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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.

**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

