

Viewing recommended:

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 01204 381281, 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 in Bolton:

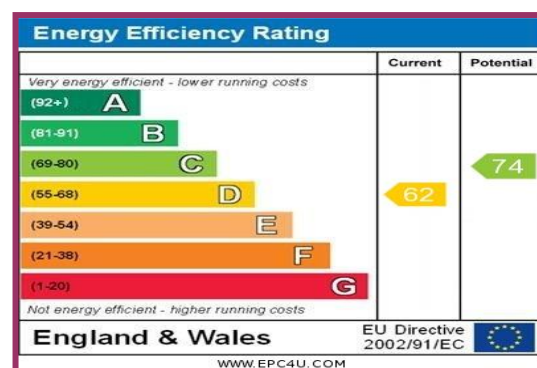
If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. 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 or visiting: www.Cardwells.co.uk

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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 estate Agents Bury 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"



LYNSTED AVENUE – BOLTON – O/O £250,000

A wonderful, extended, family home with spacious living accommodation the size of which is rarely found in properties of this age and style. Situated in a consistently popular residential area the Royal Bolton Hospital is within easy reach, as are popular primary and secondary schools, whilst there are superb transport links nearby, including easy access to the M61 and of course, there are fantastic restaurants, sports clubs and beautiful local countryside to go out and explore. The accommodation has been substantially changed and enhanced from its original design, and now briefly comprises: entrance porch, a particularly spacious living room with detailing to the cornices and marble fireplace, ground floor shower room, open plan modern fitted kitchen/diner with patio doors off to the rear garden, first floor landing with drop down ladder access to the loft storage space, three good bedrooms and a three-piece family bathroom suite complete the first floor accommodation. Externally there are garden areas to the front and the rear which are designed for easy maintenance and all year round enjoyment. There is a detached double garage to the rear complete with electric remotely operated up and over vehicle door and additional off-road driveway parking to the front. The family home is neutrally decorated, is very well presented throughout and has a particularly high calibre of fixtures and fittings, there is a modern Worcester gas combination central heating boiler, uPVC double glazing and a security alarm system to both the house and double garage.

This property is unique and all that is on offer can only be fully appreciated via a viewing. 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 or visiting: www.Cardwells.co.uk

BOLTON

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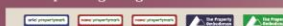
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Incorporating: Wright Dickson & Catlow: WDC Estates



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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.

Entrance porch: 5' 9" x 3' 2" (1.76m x 0.968m)

uPVC entrance door with stained glass flowers, uPVC windows to each side, wood laminate flooring, internal uPVC windows and matching uPVC window into the open plan lounge.

Lounge: 24' 7" x 19' 6" (7.491m x 5.941m)

Measured at maximum points into the uPVC bay window to the front. This is an exceptional room, which is far more sizable than the vast majority, there is intricate detailing to the cornices and matching display niches, marble fireplace, with living flame gas fire, three radiators, two ceiling fans, inset ceiling spotlighting, double uPVC doors into the dining area, spindled staircase off to the first floor.



Bathroom: 6' 2" x 5' 6" (1.872m x 1.669m)

A white three-piece bathroom suite comprising bath with shower over, WC and pedestal, wash hand basin, heated towel rail, uPVC window, ceramic wall tiling.



Outside:

There is a block paved driveway to the front of the property which provides an abundance of private off-road driveway parking with colourful flower beds sets behind a low-level wall. The rear garden is block paved for easy maintenance and all year round enjoyment complete with colourful flower beds, there is external lighting and water etc



Detached double garage:

There is a detached double garage with and remotely operated electric open over vehicle access door and a side pedestrian door. The garage is accessed by using the shared element of the driveway to the side of the property.



Tenure:

Cardwells Estate Agents Bolton are advised that the property is Freehold and that our clients purchased the Freehold some years ago. The Freehold will be sold with the property.

Council tax:

The property is located within the borough of Bolton and has a council tax banding of C which equates to around £1,812.32 per annum.

Ground floor shower room: 10' 2" x 2' 2" (3.088m x 0.657m)

White three-piece, shower room suite, comprising, WC, wash hand basin and shower cubicle with electric shower, ceramic wall tiling, uPVC window.

Open plan kitchen diner: 17' 8" x 11' 5" (5.393m x 3.471m)

A beautiful professionally fitted kitchen finished in gloss white with matching drawers, base and wall cabinets, sink and double drainer with mixer tap over, space for an American fridge freezer, uPVC window over the sink, matching uPVC door with the stained glass flower design, intricate detailing to the cornices and the display niches, uPVC double patio doors, which open out onto the rear garden, stylish gloss ceramic floor tiling, radiator, inset ceiling spot lighting, concealed Worcester gas combination central heating boiler, underfloor heating.





First floor landing: 6' 11" x 8' 3" (2.117m x 2.515m)

uPVC window to the side, detailed architraves, large loft access entrance point from a pull down ladder, we understand that the loft is boarded for storage, Alarm pad.

Bedroom 1: 11' 8" x 10' 7" (3.544m x 3.214m)

uPVC bay style window to the front, complete with fitted blinds, radiator, wood laminate flooring.



Bedroom 2: 12' 10" x 9' 8" (3.900m x 2.942m)

Measured at the maximum width into the fitted wardrobes. Professionally fitted bedroom furniture giving wardrobes, matching drawers, bedside cabinet, and display shelving, uPVC window to the rear, radiator.



Bedroom 3: 8' 2" x 8' 3" (2.488m x 2.527m)

uPVC window to the front with fitted blinds, radiator, professionally fitted bedroom furniture, giving wardrobes, dressing area/study space and drawers.

