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**Cardwells**  
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**HYPATIA STREET, TONGE FOLD, BL2 6AA**



- Three bedroom semi detached
- Beautifully presented throughout
- Wonderful cul de sac position
- Superb location close to Bolton & motorway
- Amtico lounge flooring, white bathroom
- Modern open plan lounge/diner
- Easy maintenance family friendly gdns
- Gated & driveway parking. Viewing recco'd



**Offers in the Region Of £240,000**

**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  
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**Cardwells**  
 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

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A beautifully appointed three bedroom semi detached family home situated in a particularly convenient location, yet benefiting from being on a quiet cul-de-sac with mature woodland beyond the rear garden. The position of the property is superb as there is easy access to the motorway network via Saint Peter's Way. Bolton town Centre is within walking distance, there are shops, restaurants and sporting facilities nearby, whilst there is a rural feel with the woodland and mature trees beyond the rear boundary and the property is within easy reach of superb local countryside ideal to explore on foot or bicycle. The well presented property enjoys accommodation that extends to around 775 m<sup>2</sup> and briefly comprises: reception hallway, living room, open planned kitchen/diner with double doors out onto the landscaped rear garden, first floor landing, three good bedrooms and a stylish white bathroom suite. There is driveway parking to the front and the side where there are additional right iron vehicle gates which can open up to allow additional secure parking to the rear of the property, front garden is stylishly laid to Astroturf while the rear garden also enjoys an Astroturf lawn in addition to excellent patio/terrace space ideal for entertaining.

There really is a great deal to admire and everything that is on offer is best appreciated via a personal viewing appointment. In the first instance there is a walk-through viewing video available to watch and then a viewing can be arranged by calling: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

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

**Approximate floor area:** The overall approximate floor area extends to around 775 ft.<sup>2</sup>/ 72 m<sup>2</sup>.

**Reception hallway:** 4' 5" x 3' 10" (1.347m x 1.165m) Carpeted stairs off to the first floor, radiator, leaded uPVC double glazed entrance door.

**Living room:** 14' 7" x 12' 6" (4.445m x 3.805m) uPVC window to the front with fitted blinds, radiator, quality Amtico flooring, under stairs storage space, double doors open up into the kitchen/diner.

**Kitchen diner:** 15' 6" x 12' 6" (4.727m x 3.805m) A stylish white fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, Samsung double oven/grill, gas hob with matching extractor over, plumbing for washing machine, plumbing for dishwasher, space for an American fridge freezer, inset ceiling spot lighting, radiator, ample dining space, double uPVC patio doors open out onto the rear garden and allow the kitchen/diner to be flooded with natural light, there is an additional uPVC window with fitted blinds over the sink which is equipped with a powerful hose style tap.

**First floor landing:** 8' 3" x 6' 1" (2.506m x 1.862m) uPVC windows to the side with fitted blinds, loft access point.

**Master bedroom:** 13' 5" x 8' 9" (4.077m x 2.675m) uPVC window to the front with fitted blinds, radiator, neutral decorations.

**Bedroom 2:** 9' 9" x 9' 1" (2.974m x 2.776m) uPVC window overlooking the rear garden, radiator, neutral decorations.

**Bedroom 3:** 9' 0" x 6' 6" (2.736m x 1.985m) uPVC window to the front, fitted blinds, radiator.

**Bathroom:** A modern white three-piece bathroom suite comprising: dual flush WC, wash handbasin with built underneath storage space, bath with shower over and folding shower screen, ceramic wall tiling, spots lighting, extractor, uPVC window.

**Plot size:** The overall approximate plot size extends to around 0.04 of an acre.

**Garden:** The rear garden has been lovingly and thoughtfully been landscaped to create a wonderful blend of Astroturf lawn area perhaps ideal for children to play in conjunction with superb patio/terrace space absolutely ideal for entertaining and alfresco dining. The flowerbeds to the borders are particularly well stocked with colourful plants and small shrubs and trees, external lighting, outside tap. The front garden is neatly laid with an Astroturf lawn finish for easy maintenance and all year round use.

**Parking:** There is a block paved driveway accessed from the front of the property providing private off-road car parking space and in addition there are double rot in vehicle gates to the side of the property which would allow access to the rear for additional parking space if so required through the gates.

**Tenure:** Cardwells Estate Agents Bolton premarketing research shows the property is freehold as the seller has purchased the freehold and this will be included in the sale. Although there is a legacy leasehold title still in place which runs for 999 years from 1st January 1996.

**Bolton council tax:** The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is B which is at an approximate annual price of around £1,763.

**Conservation area:** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

**Flood risk information:** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having a "very low" risk of flooding.

**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 01204 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

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