

**LARKSPUR CLOSE, HALL I' TH WOOD, BL1 8UG**



- 4 bedroom detached
- Ideal family home
- Well presented
- Master bed with en suite
- No upward chain involved
- Good local amenities
- Close to train station
- Viewing recommended



**Offers Over £299,995**

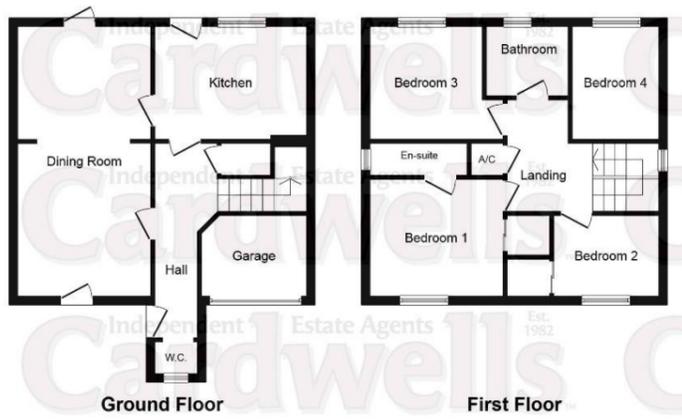
**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**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)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		71	82
EU Directive 2002/91/EC			
www.epc4u.com			



Cardwells are pleased to offer for sale this well presented & spacious four bedroom detached house, situated in a very popular and convenient location, just off Crompton Way. The property is offered for sale with the advantage of no upward chain involved and would make an ideal family home. Hall with Wood train station and good bus routes are within walking distance. Viewing is highly recommended through Cardwells estate agents, Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). The accommodation briefly comprises; Reception hall, guest WC, lounge, separate dining area and a kitchen. Upstairs, there are four bedrooms and a bathroom. The master bedroom has an en suite shower room. Outside their gardens to the front and rear, along with a driveway, which provides ample, off street parking, leading to a single garage with an up and over door. The property also benefits from uPVC double glazing and gas central heating.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC double glazed entrance door leading to

**Reception hall:** Radiator, built in under stairs storage cupboard, coving to the ceiling, staircase leading to the landing.

**Guest W.C:** uPVC frosted double glazed window, front aspect.

**Lounge/dining room:** 21' 9" x 10' 9" (6.62m x 3.27m) uPVC double glazed window, front aspect, radiator below, coving to the ceiling.

**Separate dining area:** uPVC double glazed door rear garden aspect, radiator, coving to ceiling.

**Kitchen:** 12' 3" x 9' 1" (3.73m x 2.77m) uPVC double glazed window and door, garden aspect, fitted wall and base units with complimentary work surfaces and tiled splashback's, inset single drainer, stainless steel sink unit with mixer tap, built in oven and grill, inset four ring gas burner hob with a concealed extractor hood above, space and plumbing for a washing machine, space for a fridge.

**Landing:** uPVC double glazed window side aspect, access to the loft, built in airing cupboard, doors leading to

**Bedroom 1:** 11' 4" x 9' 7" (3.45m x 2.92m) uPVC double glazed window, front aspect, radiator below, fitted wardrobes, door leading to

**En suite shower room:** uPVC frosted double glazed window side aspect, modern white suite comprising, shower cubicle, close coupled WC, wash basin, radiator, part tiling to the walls, extractor fan.

**Bedroom 2:** 12' 6" x 10' 2" (3.81m x 3.10m) uPVC double glazed window, front aspect, radiator below, fitted wardrobes.

**Bedroom 3:** 11' 4" x 8' 9" (3.45m x 2.66m) uPVC double glazed window rear aspect, fitted wardrobe, radiator.

**Bedroom 4:** 9' 3" x 7' 0" (2.82m x 2.13m) uPVC double glazed window, rear aspect, radiator below.

**Bathroom:** 6' 7" x 5' 7" (2.01m x 1.70m) uPVC frosted double glazed window, rear aspect, modern white suite, comprising enclosed bath, close coupled WC, wash basin, radiator, tiled splashback's, extractor fan.

**Outside:** To the front, there is an open plan laid to lawn garden. A driveway provides ample, off-street parking and leads to a single garage within up and over door. To the rear there is an enclosed garden which is mainly lawn with paved areas.

**Viewings:** All viewings are by advance appointment with 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 2003

**Council tax:** Cardwells Estate Agents Bolton research shows the property is in band D, annual charges 2023/2024 for £2038.89

**Plot size:** Cardwells Estate Agents Bolton research shows the approximate plot size is 0.06 acre.

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

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

**Thinking of selling:** 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.

**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)

**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

