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Cardwells Est. 1982

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WESTERDALE DRIVE, LADYBRIDGE, BL3 4QQ



- Beautiful two bedroom bungalow
- En suite & accessible shower/wet room
- Generous conservatory to the rear
- Open plan kitchen/diner/family room
- Lounge with lovely fireplace, Utility room
- Garage and driveway parking
- Circa 0.11 of an acre, gas C.H, uPVC DG
- Lovely gardens with patios and lawn



Offers in the Region Of £340,000

BOLTON

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LETTINGS & MANAGEMENT

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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.



An extended two bedroom detached bungalow set in a consistently popular residential location, enjoying a cul-de-sac position, far reaching views, beautiful countryside and within easy access to superb everyday amenities including the golf club, restaurants and shops. The bungalow is well presented throughout and briefly comprises: reception hallway, living room with feature limestone style fireplace, quality professionally fitted kitchen which opens up into the dining/family room which in turn opens up into a conservatory, there is a separate utility room, two bedrooms, the master enjoying an en suite shower room and an additional shower/wet room with easy access to the shower area. There is a single garage and private off-road car parking whilst the rear gardens enjoy various patio areas, lawn and well stocked flowerbeds. The property benefits from a modern gas central heating boiler, double glazed windows, and superb living space which can only be fully appreciated via a viewing. In the first instance a walk-through viewing video is available to watch and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hallway: 17' 10" x 11' 4" (5.43m x 3.454m) Measured at maximum points in an L shape quality double glazed entrance door with uPVC window to the side, building storage area, radiator.

Living room: 19' 0" x 12' 11" (5.792m x 3.934m) uPVC bay window to the front, fitted blinds, radiator, limestone fireplace.

Shower/wet room: 6' 4" x 5' 4" (1.936m x 1.637m) White suite comprising: pedestal wash hand basin, WC and easy access shower area with wet room flooring, heater towel rail, ceramic wall tiling, uPVC window, built-in storage space.

Kitchen: 10' 8" x 12' 11" (3.253m x 3.932m) Quality professionally fitted kitchen with an excellent range of matching: drawers, these and wall cabinets, oven/grill, scratch resistant stain stainless steel sink and drainer with mixer tap over, ceramic tiling to splashback, quality ceramic floor tiling, the kitchen opens directly into the dining/family room.

Dining/family room: 10' 7" x 12' 11" (3.237m x 3.946m) Radiator, uPVC double doors open up into the conservatory.

Conservatory: 11' 10" x 10' 8" (3.600m x 3.248m) Superb additional reception room with uPVC windows to 3 sides, new PVC double doors which open out onto the rear garden and a glass roof, wood laminate flooring, fitted blinds.

Utility room: 6' 10" x 5' 8" (2.072m x 1.723m) Utility room with matching base cabinets to those in the kitchen, space for washing machine and dryer, stainless steel sink and drainer with mixer tap over, ceramic floor tiling, radiator, pedestrian door into the garage and side entrance door.

Master bedroom: 10' 10" x 10' 10" (3.297m x 3.290m) uPVC double glazed patio doors open out onto the terraced area of the rear garden.

En suite shower room: 7' 3" x 2' 7" (2.205m x 0.797m) A white three-piece shower room suite comprising: wash hand basin, dual/WC and shower enclosure, ceramic wall and floor tiling, heated towel rail, uPVC window, spot lighting.

Bedroom 2: 10' 9" x 13' 2" (3.286m x 4.014m)

Garage: 18' 4" x 8' 8" (5.584m x 2.637m) Roller shutter vehicle access door to the front, power and lighting, electric and gas metres, fuse box, wall mounted Vaillant Eco Tec pro gas central heating boiler, uPVC door into the utility room. The garage is served by a driveway providing additional private off-road car parking space.

Plot size: The overall approximate plot size is around 0.11 of an acre.

Rear garden: The rear garden has been very well maintained and enjoys a generous land area was well stocked flower beds and borders, flagged terrace area access from both the garden and the master bedroom.

Chain details: It is our understanding that the property will be sold with an upward chain, the details of which have to be established.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold with a term of around 999 years from 2nd September 1971 and we are advised that the annual leasehold ground rent charge is around £10 per annum.

Bolton council tax: The property is located in the borough of Bolton and the Council tax band rating is D with an approximate annual cost of around £2,267.

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

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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

