



Independent Estate Agents
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THE HALL COPPICE – EGERTON – OFFERS IN THE REGION OF £365,000

A wonderful, extended four bedroom semi detached family home, enjoying a fabulous garden which extends over the stream and borders woodland to the rear. Situated in the heart of Egerton, both Walmsley and Egerton Primary Schools are within walking distance, as is Turton High School and Bromley Cross railway station, which directly serves Manchester, Salford, Bolton, and Blackburn. The West Pennine Moors, reservoirs and beautiful countryside is nearby ready to be explored on foot or bicycle, while fabulous restaurants (Cibo, Ciao Baby etc), sporting facilities (Dunscar Golf Club, Dunscar Sailing Club, Turton Golf Club and The Last Drop Village) are all within easy reach. The property has undergone significant improvements and extension work during the tenure of our clients including; a significant extension to the rear which is incorporated into the open plan kitchen/diner/family room, stylish unique bathroom suite with large shower enclosure and roll top/claw foot bath, garden landscaping and the construction of a fabulous garden room which has been used as a home office and would be just as suitable as a gym/den/man cave etc. There is a superb standard of presentation throughout and the attention to detail on taps and fixtures and fittings is excellent. The accommodation and offer briefly comprises: reception hallway, stylish guest, WC, generous, living room, complete with wood burning stove, superb fitted kitchen, which opens up into the dining area and in turn the family room, which has double doors that open out onto the rear garden, a ground floor bedroom (4), first floor landing, three double bedrooms and stunning bespoke designer bathroom suite which can be accessed in a Jack and Jill style from the master bedroom as well as the landing. Externally the overall plot size is around 0.10 of an acre and the gardens are superb, being fully enclosed to the area that you step out from the family room onto an Astroturf lawn, garden bar area and sheltered patio space perfect for entertaining, the home office/garden room has power lighting etc and even double glazed windows. The rear gardens are that spacious that currently chickens are kept in the garden, while the bridge crosses the stream and leads to additional garden space that has previously been home to children's play equipment.

Importantly; there is a garage and driveway parking for four cars (see photo). This superb family home benefits from uPVC double glazing, gas central heating, CCTV and a ring doorbell. There really is so much to admire, that the only way to appreciate everything is via a private viewing appointment, which can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing: bolton@cardwells.co.uk or via www.cardwells.co.uk

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

E: lettings@cardwells.co.uk

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.



ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area:

Cardwells Premarketing research indicates that the overall square footage of the living accommodation extends to around 1,237 square feet/115 square meters.

Tenure:

Cardwells Estate Agents Bolton are advised that the property is Leasehold enjoying the remainder of the 999 year lease from around May 1967.

Plot size:

The overall approximate plot size is around 0.10 of an acre.

Bolton council tax:

The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is C rated, this is at an annual cost of around £1,742 based on 2023 figures.

Conservation area:

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

Flood risk information:

Cardwells Estate Agents Bolton pre-marketing research indicates that the home is in a position which is regarded as having a “very low” risk of flooding.

Viewing:

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:

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.

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, 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





