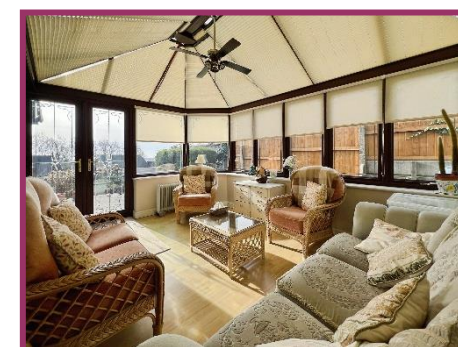


Independent Estate Agents
Cardwells
 www.cardwells.co.uk

HIGH MEADOWS, BROMLEY CROSS, BL7 9AR



- Versatile family home in Bromley Cross
- Close to Eagley, Turton High & train station
- Close to Jumbles, restaurants & countryside
- Used as 4 beds, would suit a variety of uses
- Conservatory, lounge, dining rm and study
- Garage & 2 driveways for parking
- Guest wc & 4pc family bathroom suite
- Open plan kitchen / diner & utility rm



£400,000

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
 E: lettings@cardwells.co.uk



Independent Estate Agents
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.

www.cardwells.co.uk

A versatile family home positioned in a wonderful location just a short walk away from Eagley primary School, Turton High School, St John's, the Jumbles Country Park and Reservoir, the Last Drop Village, popular restaurants, superb sporting facilities and is on the cusp of the West Pennine Moors. The property has been used as four bedrooms with two on the ground floor and two on the first floor, though there is versatile accommodation which may suit a variety of interpretations. The property is sold with the benefit of no further upward chain delay and early vacant possession, therefore it is hoped that a prompt completion can be arranged once the sale is agreed. The family home benefits from an elevated position providing privacy and there is excellent parking facilities with a driveway to the side and the front and a garage. The versatile accommodation briefly comprises; entrance hallway, guest WC/powder room, internal hallway, living room, kitchen/diner, utility room, study which opens up into the dining room/library, conservatory, two ground floor bedrooms and four piece family bathroom suite. To the first floor landing and two first floor bedrooms neither of which have the benefit of central heating. Externally there is a generous patio area off the conservatory, and well maintained gardens. The property benefits from a Worcester gas combination central heating boiler, though the central heating does not run to the first floor of the property, double glazing and importantly is sold with early vacant possession and no further upward chain delay. This versatile home can only be fully appreciated via a personal inspection, in the first instance a walk-through viewing video is available to watch and then a personal viewing appointments could 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: 6' 5" x 4' 3" (1.951m x 1.297m) UPVC entrance door and matching window, glass bricks to the opposite wall allowing the hallway to be flooded with natural light, ceramic floor tiling, up three steps to the internal hallway.

Guest WC / Powder room: A two-piece white suite comprising WC and wash hand basin with built under storage space, spotlighting and display shelving, UPVC window, electric radiator, ceramic tiling.

Internal hallway: 18' 7" x 12' 5" (5.669m x 3.789m) Measured at maximum point. The hallway runs in an almost U shape.

Living Room: 15' 10" x 11' 9" (4.837m x 3.593m) Feature marble fireplace, UPVC bay style window, radiator.

Kitchen/diner: 20' 7" x 10' 5" (6.283m x 3.184m) Measured at maximum points. The kitchen is fitted with a range of matching gloss white finished base, wall and display cabinets, sink and drainer with mixer tap over, dishwasher, electric hob, built-in oven/grill, extractor, UPVC window to the side. The kitchen opens up into the dining area with UPVC bay style window to the front, radiator.

Utility Room: 6' 4" x 5' 8" (1.924m x 1.736m) UPVC entrance door, wall mounted Worcester gas central heating boiler, ceramic tiling to the walls and floor, spot lighting.

Study: 7' 7" x 8' 11" (2.303m x 2.721m) Radiator, turning staircase off to the first floor, the study opens directly into the dining room/library.

Dining Room: 18' 0" x 6' 2" (5.498m x 1.879m) This is a very versatile room which may suit a variety of interpretations including that of a dining room/family room/library. The room can be accessed from both the study and the utility room and there are double doors off into the conservatory, radiator, wood laminate flooring.

Conservatory: 15' 1" x 10' 11" (4.606m x 3.339m) Fitted with UPVC windows, UPVC double doors out onto patio, radiator, central spotlights and fan, wood laminate flooring.

Bedroom: 10' 10" x 9' 7" (3.294m x 2.919m) UPVC window overlooking the garden, radiator.

Bedroom: 10' 10" x 12' 7" (3.294m x 3.847m) Fitted wardrobes and storage space to one wall, radiator, UPVC double glazed window which is internal to the conservatory.

Bathroom: 9' 5" x 7' 7" (2.876m x 2.312m) Measured at maximum point. A four piece family bathroom suite comprising generous shower enclosure, bath with handheld shower facility, wash hand basin and WC, built-in storage space, ceramic wall tiling, UPVC window.

First floor landing: 6' 7" x 5' 5" (1.994m x 1.649m) Built-in storage space off.

Bedroom: 21' 0" x 10' 8" (6.397m x 3.244m) A generous size room which has been used as a bedroom. With UPVC window to the front and two large velux windows allow the room to be flooded with natural light. There is no central heating in this room and there is a sloping head height to the sides with a central head height of 2.151m

Bedroom: 12' 10" x 11' 2" (3.909m x 3.415m) UPVC window to the side, built-in wardrobes, access to a storage space, there is no radiator in this room, central head height of around 2.110m diminishing to the sides.

Garage and parking: There is a single garage and additional driveway parking to the front and the garage, in addition there is a second driveway to the side of the property.

Plot size: The overall approximate plot size is around 0.13 of an acre.

Gardens: The family home is set in an excellent plot of around 0.13 of an acre with tidy garden areas. There is a generous patio off the conservatory, pretty rockeries / flower beds, colourful flowers shrubs and pretty trees.

Chain details Chain details. It is our understanding that the property will be sold with no upward chain and early vacant possession.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Freehold.

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.

Thinking of selling of letting a property 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, 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

