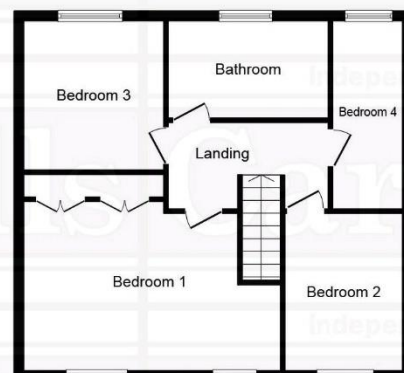


Floor Plan



First Floor

#### 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). This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

Independent Estate Agents Est. 1982  
**Cardwells**  
[www.cardwells.co.uk](http://www.cardwells.co.uk)



### 1 DARVEL CLOSE – BREIGHMET – £337,500

Simply the best! Superb detached house set in a large corner plot with gardens to front, side and rear giving potential for extensions (STPP) or maybe caravan storage etc

Presented to a very high standard all viewers are sure to be impressed, please watch the viewing video. Please note the master bedroom is modified to include what would have been bedroom 5 to create a master bedroom of a very good size with fitted furniture. Viewings are by appointment only, please call Cardwells Estate Agents Bolton, 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)



#### 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)

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:

Hall: 16' 3" x 6' 3" (4.95m x 1.90m)

uPVC double glazed entrance door and surround, laminate flooring, cloaks cupboard, radiator, stairs off.

Lounge: 26' 3" x 10' 8" (7.99m x 3.25m)

uPVC double glazed window, radiator, sliding doors to dining room, 2 centre and wall lights. Porcelain tiled floor.

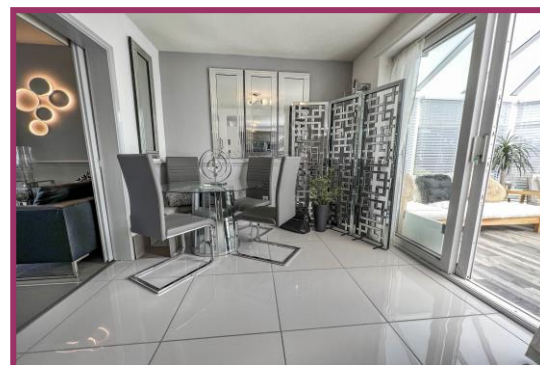


Dining room: 8' 0" x 10' 8" (2.43m x 3.26m)

Double glazed patio doors to conservatory, designer radiator, sliding doors to lounge. The dining room opens directly through to the kitchen.

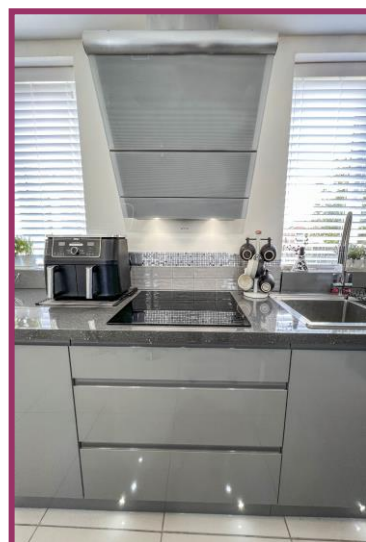
Conservatory: 10' 8" x 11' 5" (3.25m x 3.48m)

uPVC double glazed window, laminate flooring. Fitted venetian blinds.



Kitchen breakfast room: 7' 11" x 15' 0" (2.41m x 4.57m)

Comprehensive range of glossy grey cabinets. Inlaid SMEG single drainer stainless steel sink with mixer tap, range of base cupboards drawers and ample worktop space, Built in oven/hob/extractor hood, integrated dishwasher, fridge freezer, coffee machine, microwave and breakfast bar. 2 uPVC double glazed windows and rear entrance door, radiator. Note this is a superb professionally fitted kitchen installed October 22. Porcelain floor tiling flows into the dining room.



Garage: 17' 0" x 8' 1" (5.18m x 2.46m)

Integral, served by double block paved driveway, uPVC double glazed window, Worcester gas combi central heating boiler, plumbing for automatic washing machine.

#### Gardens:

Property enjoys a large corner plot with fully enclosed, level gardens that are attractively laid to front, side and rear, being mostly lawned with cobblestone patio and well stocked borders.

#### 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) 7 days a week

#### Council tax:

Cardwells Estate Agents Bolton research shows the property is band C

#### Tenure:

Cardwells Estate Agents Bolton research shows the property is Leasehold, 999 years from 10 September 1973

#### Conservation area:

Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

#### Flood risk information:

Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

#### Thinking of selling:

If you are thinking of selling 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)







**Rear porch:**  
Access to w.c and garage.

**Cloaks w.c:** 2' 8" x 5' 5" (0.81m x 1.65m)  
White w.c and wash basin.

**Landing:** 6' 11" x 10' 10" (2.11m x 3.30m)  
Overall measurements to max point

**Bedroom 1:** 13' 2" x 17' 5" (4.01m x 5.30m)  
Measured to fitted wardrobes, 2 uPVC double glazed windows, laminate flooring, 4 double wardrobes and 2 sets of drawers, radiator. This was originally 2 separate rooms now combined to create a large comfortable master bedroom



**Bedroom 2: 13' 4" x 8' 4" (4.06m x 2.54m)**

**uPVC double glazed window, radiator, laminate flooring, fitted wardrobes.**



**Bedroom 3: 9' 7" x 10' 6" (2.92m x 3.20m)**

**uPVC double glazed window, radiator, laminate flooring**



**Bedroom 4: 8' 8" x 8' 4" (2.64m x 2.54m)**

**uPVC double glazed window, radiator, laminate flooring.**



**Bathroom; 6' 8" x 7' 5" (2.03m x 2.26m)**

**Modern white suite, shaped bath with curved glass shower screen, mixer shower over bath, wash basin, wc. Walls with lovely tiling heated towel rail, spot lights to ceiling, uPVC double glazed window.**

