



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		59	74
		EU Directive 2002/91/EC	

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BROOKLANDS, BOLTON, BL6 5RW



- Four bedroom detached family home
- Cul de sac position & close to countryside
- Superb location for Horwich amenities
- Conservatory & stylish fitted kitchen
- Lounge & dining room
- Guest WC, En Suite & family bathroom
- Integral garage & driveway parking
- Sold with NO CHAIN!!



£289,950

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A four bedroom detached family home set in an exclusive development of similar high calibre homes within a consistently popular residential location on the edge of beautiful countryside yet within easy reach of: popular schools, shops, leisure centre, restaurants, Middlebrook retail and leisure Park, the motorway network via the M61 at the railway network via Horwich Parkway. The family home is offered for sale with no further upward chain and enjoys accommodation which briefly comprises: entrance hall, living room with archway into the dining room, conservatory, hallway with guest WC off, professionally fitted kitchen finished in gloss black, first floor landing, master bedroom with fitted wardrobes and three-piece en-suite shower room off. Two additional double bedrooms and one single bedroom, three-piece family bathroom suite. There is an integral garage served by a generously sized driveway providing additional off-road parking, the rear garden is fully enclosed prominently laid to lawn with patio areas. There is double glazing, gas central heating and the property enjoys a wonderful position on this exclusive cul-de-sac with little passing traffic. In the first instance viewings are via the walk-through viewing video and then accompanied internal viewings can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing bolton@cardwells.co.uk or visiting www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall 3' 10" x 3' 6" (1.162m x 1.055m) UPVC entrance door, double glazed window, door off into the living room.

Living Room 15' 10" x 11' 2" (4.817m x 3.396m) Fitted with a feature marble fireplace in attractive surround with inset living flame gas fire, radiator, double glazed window to the front. opens into the dining room via an archway.

Dining Room 11' 3" x 11' 2" (3.427m x 3.396m) Measured at maximum points. Sliding double glazed doors off to the conservatory.

Conservatory 9' 0" x 8' 4" (2.744m x 2.538m) UPVC double glazed conservatory with UPVC double glazed windows and a door off to the garden, ceramic tiled flooring.

Inner Hallway 7' 0" x 4' 4" (2.136m x 1.309m) Turning staircase Off to the first floor, radiator.

Guest W/C 4' 0" x 4' 11" (1.225m x 1.502m) Two piece suite comprising pedestal wash hand basin and WC, radiator, ceramic wall and floor tiling, double glazed window.

Kitchen 12' 0" x 8' 0" (3.654m x 2.427m) A high-quality professional fitted kitchen finished in gloss black with contrasting chrome type handles, giving an excellent range of matching: drawers, base and wall cabinets, integrated dishwasher, fan assisted oven/grill, 4 ring gas hob with extractor over, stainless steel single bowl sink and drainer with mixer tap over, UPVC window overlooking the rear garden, UPVC door Off to the side, radiator, large marble floor tiles, complimentary sparkle effect work surfaces, spotlighting.

First Floor Landing 12' 3" x 9' 8" (3.746m x 2.949m) Measured at maximum points, double glazed window to the side, loft access point.

Master Bedroom 12' 2" x 11' 1" (3.708m x 3.388m) Three double and one single fitted wardrobe/storage base, double glazed window to the front, radiator.

En-Suite 7' 4" x 4' 7" (2.228m x 1.406m) Measured at maximum points into the shower enclosure. Suite comprising: pedestal wash hand basin, WC and shower enclosure with folding glass door, radiator, window, ceramic wall and floor tiling.

Bedroom Two 11' 2" x 9' 11" (3.415m x 3.035m) UPVC window to the rear, radiator.

Bedroom Three 9' 9" x 8' 7" (2.964m x 2.614m) Double glazed window to front, radiator.

Bedroom Four 9' 9" x 5' 11" (2.967m x 1.805m) UPVC window overlooking the rear garden, radiator.

Family Bathroom 6' 4" x 5' 10" (1.934m x 1.781m) Three-piece bathroom suite comprising: WC, pedestal wash hand basin and bath. Double glazed window, radiator, ceramic wall tiling, extractor fan.

Garage Integral single garage served by a brick paved driveway providing additional off-road private parking.

Externally The rear garden is fully enclosed and is predominantly laid to lawn with a flagged patio area of conservatory.

Price £289,950

Onward Chain We understand that the property will be sold with no further upward chain so it is hoped that A prompt completion can be arranged once the sale is agreed.

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Please note: all viewings are by appointment only through our BOLTON Office