

**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



## MOORLANDS, WAGGON ROAD – BRIGHTMET – OFFERS IN EXCESS OF £350,000

An individual detached family home set in a semi rural location within a plot around 0.28 of an acre with Seven Acres Country Park being just beyond the rear boundary. The position is stunning and the grounds are beautiful and perfect for children to play and entertaining alike. Although enjoying a rural feel, we are told that seeing Deer is not uncommon, the property is ideally placed for easy access to popular schools, shops, transport links, restaurants and sports clubs.

The countryside is just beyond the boundary. The accommodation extends to over 2,500 square feet across two levels (excluding the garage) with generously sized rooms. Briefly comprising; reception hallway, grand living room which is over 9 meters with windows to three sides, dining room with patio doors off to the rear garden, play room, kitchen with range style cooker, guest WC, rear sun room/porch, first floor landing, five double bedrooms, walk in wardrobe/store room from which the four piece family bathroom suite is accessed and there is an additional separate WC room. Externally there is a double garage served by the sweeping driveway which provides an abundance of private off road car parking. The gardens are fabulous and stretch from the front around the side and to the rear, the out buildings are included within the sale. The vast majority of the property is double glazed, there is gas central heating, a security alarm system and importantly there are solar panels included which generate circa £1,100 per year from the feed in tariff. Perhaps this can be modified and the solar panels can be used to contribute to the utility expenses of the property in the fullness of time, if so wished. It is fair to point out that the family home may benefit from some internal cosmetic updating works to totally fulfill its potential and as such this may be an ideal opportunity to update a unique family home to your own tastes and specifications. In the interests of transparency we have been told that there is a mine shaft within the grounds of the property and an image is included for guidance to give an idea of where it is situated.

This is a superb opportunity to purchase a unique family home that has to be seen to be fully appreciated. There is a walk through viewing video available to watch and then a personal inspection can be arranged by calling Cardwells Estate Agents Bolton on 01204381381, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [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)

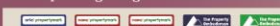
### BURY

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:

### Reception Hallway 14' 11" x 14' 9" (4.534m x 4.505m)

A grand and welcoming hallway with turning staircase off to the first floor, uPVC windows to the front, understairs storage space, radiator.

### Living Room 30' 3" x 16' 5" (9.210m x 5.011m)

A beautiful and spacious living room which is over 9m in length with uPVC windows to the front, rear and 2 to the side, there is an exposed brick fireplace, two radiators and the room is flooded with natural light throughout the day.



### Play Room 14' 1" x 14' 5" (4.294m x 4.399m)

uPVC window to the front, radiator.



## Solar Panels

The property is fitted with solar panels which are included within the sale of the property. We are advised that currently they generate around £1100 per annum from the feeding tariff. Perhaps this can be modified and the solar panels can be used to contribute to the utility expenses of the property in the fullness of time, if so wished.

## Mine shaft

We are advised that there is a mine shaft within the grounds of the property. The image showing the location is included within the property particulars, so that this can be as transparent as possible for all interested parties.

## Chain details

The property may well be sold with an upward chain, the details of which have yet to be confirmed.

## Tenure

Cardwells Estate Agents Bolton pre marketing research indicates that the property is Freehold. We encourage interested parties to confirm the tenure details to their satisfaction with their solicitor.

## Bolton Council Tax Rating

The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The detached home is D rated, which is at an annual cost of around £1,960 (at the time of writing).

## Conservation Area

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

## Flood risk information

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

## 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

## Thinking of selling or 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](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)



**Guest WC/Powder Room 5' 11" x 4' 6" (1.791m x 1.367m)**

A white two-piece suite comprising pedestal wash hand basin, and dual flush WC, radiator, uPVC window.

**Kitchen 14' 11" x 14' 10" (4.535m x 4.519m)**

Maximum points. There are matching drawers, base and wall cabinets, a range style Belling cooker with two ovens, grill, seven gas ring hob and storage drawer, the dishwasher is included, stainless steel, single bowl sink and drainer, radiator, ceramic wall and floor tiling, uPVC window to the side, internal single glazed window.



**Sunroom 14' 11" x 4' 8" (4.547m x 1.424m)**

Single glazed windows to both sides and the rear, rear entrance door, radiator.

**Dining Room 14' 10" x 15' 0" (4.516m x 4.583m)**

Sliding uPVC double glazed patio doors off to the rear garden, radiator, inset living flame gas fire.



**First Floor Landing 23' 11" x 2' 11" (7.286m x 0.9m)**

**Radiator, loft access point.**

**Master Bedroom 15' 0" x 14' 8" (4.571m x 4.478m)**

**uPVC windows to the rear and the side, both of which enjoy fantastic aspects to the rear over the garden and towards the woodland of Seven Acres Country Park, radiator, wash hand basin.**



**Bedroom Two 14' 6" x 14' 9" (4.431m x 4.489m)**

**uPVC windows to the front and the side, radiator.**

**Bedroom Three 14' 11" x 11' 3" (4.538m x 3.438m)**

**uPVC windows to the front and the side, radiator.**



**Bedroom Four 14' 0" x 14' 6" (4.272m x 4.428m)**

**uPVC windows to the front and the side, radiator.**

**Bedroom Five 14' 9" x 13' 5" (4.489m x 4.077m)**

**Measured at maximum points. uPVC window to the front, radiator.**





**Separate WC Room 5' 11" x 2' 11" (1.80m x 0.9m)**  
uPVC window to the side, white WC.

**Walk in wardrobe/Storage Room 4' 6" x 11' 2" (1.377m x 3.415m)**  
Wall mounted Alpha gas central heating boiler, door off which leads to the bathroom.

**Bathroom 10' 2" x 11' 2" (3.092m x 3.396m)**  
Four-piece family bathroom suite, comprising WC, pedestal wash hand basin, bath and shower enclosure, ceramic wall tiling, uPVC window, radiator.



**Garage 28' 7" x 17' 11" (8.711m x 5.453m)**  
A generously sized garage with single glazed window to the rear, wood burning stove. The garage is served by the sweeping driveway which provides additional off-road car parking for several vehicles.

**Plot size**  
The overall plot size extends to around 0.28 of an acre.

**Gardens**  
The rear garden is fabulous and in conjunction with the front and side garden areas. This offer is a wonderful space for children to play and entertaining alike. Beyond the boundary is Seven Acres Country Park and the woodland. From the garden, the sound of bird song is not uncommon and this is a relaxing environment. The gardens are predominantly laid to lawn with patio areas, outbuildings (greenhouse, two sheds) and a central mature tree which has been used to create a rope swing. The grass area extends around the side of the property and is enclosed by a hedgerow which runs down the side and then across the front which closes the front garden as well. To the border of the driveway are colourful, well-stocked flower beds, the gardens are simply superb.





