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**Cardwells**  
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**BROADFORD ROAD, LADYBRIDGE, BL3 4NB**



- Lovely semi detached house
- Sought after location
- Generous size plot
- Excellent local amenities
- Views of Winter Hill, conservatory
- Gardens to 3 sides, garage to rear
- Good schools, shops & golf course
- Viewing highly recommend



**£280,000**

**BOLTON**

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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.

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 Est. 1982

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



Cardwells are pleased to offer for sale this lovely three bedroom semi detached house, situated on a very spacious corner plot position with generous mature gardens. The location is fantastic, with views of Winter Hill and excellent local amenities on the doorstep. Ladybridge is highly sought after, with good schools shops and Deane golf course all within easy reach. Viewing is highly recommended to fully appreciate this great family home Bolton@cardwells.co.uk 01204 381281. The accommodation briefly comprises, Entrance porch, hallway, open plan lounge dining room, kitchen and a double glazed conservatory. Upstairs there are three bedrooms and a bathroom. Outside there are lovely gardens to 3 sides of the property and to the rear, there is a single garage . The property also benefits from uPVC double glazing and gas central heating.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Composite double glazed front door leading to

**Entrance porch:** uPVC double glazed window front aspect, fitted storage cupboard, door leading to

**Hallway:** uPVC double glazed window front aspect, radiator below, partial wooden panelling to the walls, radiator, coving to the ceiling, staircase leading to the landing.

**Open plan lounge dining room:** 23' 9" x 12' 0" (7.23m x 3.67m) uPVC double glazed window front aspect, radiator below, feature marble fireplace incorporating a living flame gas fire, coving to the ceiling, uPVC double glazed French doors leading to

**Conservatory:** 16' 9" x 9' 9" (5.11m x 2.97m) The conservatory of brick construction with the remaining being uPVC double glazed with French doors leading out onto a wooden decked patio, radiator.

**Kitchen:** 10' 3" x 8' 11" (3.12m x 2.71m) uPVC double glazed door rear aspect uPVC double glazed window conservatory aspect, range of modern fitting wall and base units with complementary work top surfaces, tiled splashback, built-in oven and grill, gas hob, stainless steel extractor canopy above, stainless steel sink unit with mixer tap, space and plumbing for a washing machine, integrated fridge freezer, radiator, built-in under stairs storage cupboard.

**Landing:** uPVC frosted double glazed window side aspect partial wooden panel to the walls, coving into the ceiling, access to the loft via a pull down ladder, built-in storage cupboard.

**Bedroom 1:** 11' 5" x 9' 6" (3.49m x 2.89m) uPVC double glazed window front aspect, radiator below.

**Bedroom 2:** 11' 1" x 9' 3" (3.38m x 2.82m) uPVC double glazed window rear aspect, radiator below.

**Bedroom 3:** 8' 4" x 7' 11" (2.55m x 2.41m) uPVC double glazed window front aspect, radiator below, coving to the ceiling.

**Bathroom:** 8' 11" x 5' 8" (2.71m x 1.73m) uPVC double glazed window rear aspect, matching white suite comprising, enclosed bath with mixer tap and a shower above, wash basin with mixer tap, close coupled WC, tiling to the floor and walls, chrome plated towel rail, inset spotlight to the ceiling.

**Outside:** To the front there is an open plan laid to lawn garden. To the rear/side there is a wooden decked patio, steps lead up to a generous laid to lawn garden with plants beds aside. A side gate gives access to the front garden. A pathway and a further gate opens up to the garage area. The garage for number 15, is a single garage and the one closest to the gate.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, www.cardwells.co.uk, bolton@cardwells.co.uk

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 1 April 1975, we are advised the ground rent is £25 per annum

**Council tax:** Cardwells estate agents Bolton research shows the property is band C, annual charges of £1909

**Flood risk information:** Cardwells estate agents Bolton research shows the property is not in a flood risk area.

**Conservation area:** Cardwells estate agents Bolton research shows the property is not in a conservation area.

**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

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