

HALLBRIDGE GARDENS, BOLTON, BL1 8UT



- A stunning four bed three story townhouse
- Hall/reception hallway/cloaks WC
- Dining/breakfast room/prof fitted kitchen
- Lounge/fitted master bedroom with ensuite
- Upper level three fitted beds/family bathroom
- Low maintenance gardens to front and rear
- Excellent transport links/schools/amenities
- Warmed by gas ch/upvc double glazed



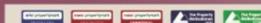
Offers in Excess of £260,000

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

Incorporating: Wright Dickson & Catlow, WDC Estates



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A simply stunning four bedroom townhouse situated on the ever popular Sandfield Park development. In close proximity to the areas highly sought after transport links including Hall i' th' Wood train station, excellent bus routes on Crompton Way and easy access to the motorway network, on the cusp of stunning countryside and in the catchment area for highly regarded local schools and nurseries. Warmed by gas central heating and uPVC double glazed throughout the property briefly comprises: Composite entrance door, reception hallway, cloaks WC, dining/breakfast room with double doors leading to the back garden, a very well presented professionally fitted kitchen, first floor landing giving access to the lounge with a Juliette balcony, fitted master bedroom which comes complete with an en suite shower room and to the top floor at a further three fitted bedrooms and a family bathroom. Viewings come with our highest recommendations to appreciate all on offer and can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381282 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Reception hallway: 16' 1" x 6' 9" (4.90m x 2.06m) Turning staircase to the first floor landing, wall mounted radiator, under stairs storage cupboard

Cloaks w.c.: 5' 9" x 3' 1" (1.75m x 0.94m) Two piece suite comprising WC, pedestal wash basin, wall mounted radiator.

Kitchen: 15' 2" x 8' 7" (4.62m x 2.61m) Very well appointed professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, worktops, integrated fridge freezer, four ring electric hob with extractor extra above, space for white goods, uPVC double glazed window, wall mounted radiator.

Breakfast/dining room: 11' 6" x 15' 9" (3.50m x 4.80m) Double uPVC doors giving access to the garden, wall mounted radiator, uPVC double glazed window.

First floor landing: 9' 1" x 6' 6" (2.77m x 1.98m)

Lounge: 11' 7" x 15' 9" (3.53m x 4.80m) Feature fireplace and surround, double uPVC doors to the Juliette balcony, wall mounted radiator, uPVC double glazed window.

Master bedroom: 13' 5" x 9' 2" (4.09m x 2.79m) Professionally fitted wardrobes and vanity units, uPVC double glazed window, wall mounted radiator.

En suite: 5' 9" x 6' 3" (1.75m x 1.90m) Three piece suite comprising WC, wall mounted wash basin, corner walk in shower cubicle with mixer shower, wall tiling to the majority, frosted uPVC double glazed window, wall mounted radiator.

Turning staircase skipping to the upper floor.

Bedroom 2: 9' 10" x 13' 5" (2.99m x 4.09m) Professionally fitted wardrobes, wall mounted radiator, two uPVC double glazed windows.

Bedroom 3: 10' 0" x 7' 8" (3.05m x 2.34m) Professionally fitted furniture, uPVC double glazed window, wall mounted radiator.

Bedroom 4: 10' 2" x 7' 7" (3.10m x 2.31m) Professionally fitted furniture, uPVC double glazed window, wall mounted radiator.

Family bathroom: 6' 9" x 6' 2" (2.06m x 1.88m) Three piece suite comprising WC, wall mounted wash basin, bath with mixer shower attachment and fitted curtain, wall mounted radiator.

Outside: To the outside is a low maintenance front garden with driveway parking and there is a large enclosed garden to the rear which is split into a lawn and patio area

Parking: Driveway parking and additional parking to the rear in a car port

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

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 4 May 2004

Council tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2147

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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

