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**ELDERFIELD ROAD, BOLTON, BL3 4BF**



- Brand new semi detached
- 75% Shared ownership sale
- Stunning fitted kitchen with appliances
- Beautiful guest WC and bathroom
- Large enclosed rear garden
- Two double bedrooms
- Lovely views to the rear
- Private driveway parking, no chain



**75% SHARE £133,125**

**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

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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A wonderful opportunity to be the first person to live in this remarkable newly built semi detached home. Offered for sale on a 75% shared ownership basis. This may well be an ideal opportunity to take further steps onto the property ladder with the security of buying a brand new home with a 10 year structural guarantee. As you would expect with a new home, the building and roof is in excellent condition, the electrics are up-to date, the Worcester gas combination boiler is new as are all the bathroom fittings, kitchen fittings and the integrated appliances. Hopefully the property is all set to be your home. Positioned on the exclusive Eldercot Park the semi detached property is set amongst other high calibre homes on this much admired development. From the first floor the property enjoys an aspect towards the fields so retains a countryside feel whilst being only a short drive from the motorway network, shops, popular schools, restaurants and houses of worship. The accommodation on offer briefly comprises: living room, professionally fitted kitchen/diner, complete with integrated appliances and double doors off to the rear garden, ground floor guest WC, first floor, landing, two double bedrooms, and modern and stylish family bathroom suite. Externally there is a generous landscaped rear garden with patio and more areas which is fully enclosed, a pretty front garden and private off road car parking on the driveway. There is a great deal to admire, and a viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk there is also a walk through viewing video available to watch.

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

**Reception hall:** 5' 4" x 4' 0" (1.635m x 1.218m) Quality double glazed entrance door, radiator, modern wall mounted electric consumer unit, not requiring another inspection until 2032, stairs off to the first floor

**Lounge:** 14' 0" x 11' 1" (4.276m x 3.386m) uPVC window to the front, two radiators, ample power, sockets, neutral decorations, under stairs, cloaks storage space.

**Kitchen diner:** 14' 6" x 11' 2" (4.426m x 3.411m) A stylish, modern newly fitted kitchen, with an excellent range of matching: drawers, base, and wall cabinets, integrated dishwasher, fan assisted oven/grill, gas hob with extractor over, Zanussi washer/dryer, integrated fridge freezer, concealed Worcester gas combination central heating boiler, double uPVC doors off to the rear garden, radiator, excellent storage space, inset ceiling, spotlighting.

**Ground floor guest w.c:** 5' 5" x 3' 5" (1.655m x 1.054m) Modern white two price suite comprising; pedestal wash hand basin and dual flush WC, uPVC double glazed window, radiator.

**First floor landing:** 7' 9" x 6' 10" (2.351m x 2.086m) Radiator, loft access point, neutral decorated.

**Master bedroom:** 14' 6" x 10' 1" (4.429m x 3.067m) The master bedroom is flooded with natural light from the 2 uPVC windows, situated at the front of the property, there is built-in storage space, ample power points, TV point, telephone point, neutral decorations, radiator.

**Bedroom 2:** 15' 2" x 7' 4" (4.622m x 2.247m) uPVC window to the rear which enjoys the views and the aspect over the sizable rear garden, radiator, neutral decorations.

**Bathroom:** 7' 1" x 6' 10" (2.154m x 2.089m) A modern white three-piece family bathroom suite, comprising bath with shower over and fitted glass shower screen, flush WC, and pedestal, wash hand basin, heated towel rail, uPVC window, inset ceiling spotlighting, stylish ceramic wall tiling, neutral decorations.

**Front garden:** The front garden is neatly laid to lawn in an open plan type design.

**Rear garden:** The rear garden is a generous size and having recently been professionally landscaped with flat patio areas and a generous lawn.

**Chain details:** The property is offered for sale with only vacant possession, and no further upward chain.

**Tenure and site fees:** The property is leasehold on a term of around 990 years Service charge is £9.86 per month Building Insurance is £10.22 per month Management fee is £14.19 per month

**Bolton council tax:** The property is set in the borough of Bolton and is to be confirmed

**Price:** 50% share £88,750 with rent of £203.39  
75% share £133,125 with rent of £101.69

**Flood risk:** Cardwells, pre-marketing research indicates that the property is set in an area with 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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

**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 or visit: 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 or visiting: www.Cardwells.co.uk

**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).

