



Independent Estate Agents

# Cardwells

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CHARLES LANE, MILNROW, OL16 3NZ



- Large Stone Family Home
- Four Double Bedrooms
- 2 En-Suites & Stylish Bathroom
- Quality Fitted Kitchen/Diner
- Lounge with Feature Fireplace
- Decorated throughout Autumn 2020
- Off Road Parking to Rear



**£199,950**

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281 E: bolton@cardwells.co.uk

LETTINGS & MANAGEMENT

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215 E: bury@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, C W Pearson.

An impressive stone, large family home, with accommodation over three levels, situated in a consistently popular residential location, being close to superb local countryside, as Hollingworth Lake is near by, transport links via both the Metrolink and Motorway networks, shops and popular primary and Secondary schools. During the autumn of 2020 the property has been improved internally, having been redecorated throughout. The accommodation briefly comprises: entrance vestibule, large living room with feature fireplace, stylish fitted kitchen with integrated appliances and breakfast bar, utility room, first floor landing, master bedroom with ensuite shower room, bedroom four double bedrooms, stylish white family bathroom suite, Second floor landing, second bedroom which is after a superb size, bedroom number three has an ensuite washroom off. There are pretty garden areas to the front and the rear. With private off-road parking accessed to the rear, potentially the space could be used to enlarging the garden if so required. There is a Worcester gas combination central heating boiler, and importantly it is offered for sale with no further upward chain, therefore it is hoped that a prompt completion can be arranged once the sale is agreed. In the first instance viewing is via a virtual walk-through viewing video. Following this personal inspections will be accompanied by Cardwells Estate Agents Bury staff and this can be arranged by calling 0161 761 1215 or emailing [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk).

#### ACCOMMODATION AND APPROXIMATE ROOM SIZES:

**Entrance Vestibule** 4' 7" x 4' 5" (1.386m x 1.340m)

**Living Room** 18' 3" x 14' 4" (5.56m x 4.37m) Maximum points. Stone fireplace with open grate fire, two radiators, beamed ceiling, spot lighting, stairs off to first floor and opens into kitchen.

**Kitchen** 18' 2" x 8' 8" (5.54m x 2.64m) Quality fitted kitchen with an excellent range of matching drawers, base & wall units with worksurfaces extending into a breakfast bar, sink unit with mixer tap and drainer over, Integrated fridge, freezer, dishwasher, oven/grill and four ring gas hob. Understairs storage space off, utility room off.

**Utility room** 6' 3" x 5' 11" (1.91m x 1.8m) Fitted with a matching cabinets to those in the kitchen, stainless steel single bowl sink and drainer with mixer tap over, Wall mounted Worcester gas combination central heating boiler, UPVC window to the rear, door off to the rear garden.

#### **First Floor Landing**

**Bedroom 1** 14' 4" x 10' 4" (4.37m x 3.15m) Beamed ceiling, radiator, door off to the en suite shower room.

**En-suite** 9' 4" x 5' 3" (2.844m x 1.607m) A modern white three-piece sweet comprising: wash hand basin, dual flush WC and corner shower enclosure with electric shower, heated towel rail, extractor fan, ceiling and exposed stonework to the chimney breast.

**Bedroom 4** 11' 3" x 7' 10" (3.43m x 2.39m) Beamed ceiling, radiator.

**Family Bathroom** 10' 3" x 6' 5" (3.12m x 1.96m) A white modern three piece bathroom suite comprising: pedestal wash hand basin, dual flush WC and bath with fitted shower screen, heated towel rail, beamed ceiling.

**Upper Floor Landing** 12' 1" x 6' 6" (3.68m x 1.98m) Beamed ceiling, radiator, loft access point.

**Bedroom 2** 18' 7" x 11' 9" (5.66m x 3.58m) A beautiful room with seven double glazed windows to the front And as such is flooded with natural light, large exposed floorboards, radiator, and ceiling.

**Bedroom 3** 12' 1" x 11' 7" (3.68m x 3.53m) Measured at maximum points. Double glazed windows overlooking the rear garden, radiator, beamed ceiling.

**Ensuite Washroom** 4' 5" x 4' 6" (1.35m x 1.37m) Measured at maximum points. A two piece white suite comprising: dual flush WC and pedestal wash hand basin, heated towel rail, beamed ceiling, extractor fan.

**Gardens** Front: The front garden is set behind a low-level stone wall and is predominantly laid to lawn. Rear: The rear garden enjoys elevated position and it's predominantly laid to lawn with well-stocked flower beds and beautiful mature trees. There is patio space to the rear.

**Parking** To the rear of the garden there is space that is suitable for private off-road parking and could even potentially be used as additional garden space.

**Price** £209,500

**Viewing** Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 01617611215 or via email; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

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