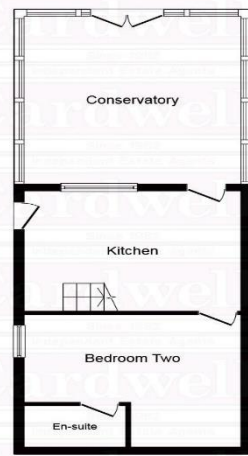


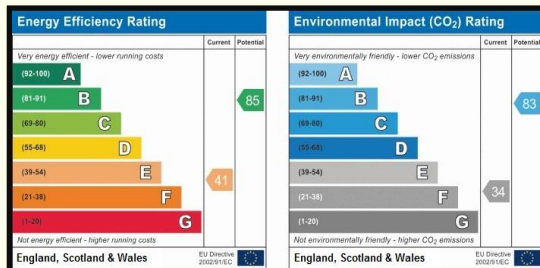
Ground Floor



First Floor



Garden Level



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WELLINGTON ROAD, TURTON, BL7 0EG



- 3 bedroom semi detached
- Wonderful views to the rear
- Accommodation over 3 levels
- Large conservatory to rear
- 5pc family bathroom
- En suite shower room
- Gas ch, dbl glazing, alarm
- No upward chain



Offers in the Region Of £249,995

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Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, C W Pearson.

A three bedroom semi detached family sized home with accommodation over three levels enjoying wonderful views to the rear. Positioned in the heart of Turton close to the award-winning Chapeltown village, this property is ideally placed for the areas beautiful countryside, excellent transport links and the highly regarded local schools. The accommodation on offer briefly comprises: Entrance vestibule, lounge with exposed stone chimney breast, family room, on the garden level there is a fitted dining kitchen with integrated appliances, a sizeable conservatory to the rear offering ample dining and sitting space to enjoy the views, the second bedroom with an ensuite shower room, whilst on the upper floor there is a landing two bedrooms and a five piece family bathroom suite. There is an enclosed lawned garden to the rear and we understand the owners park directly in front of the property. The property is warmed via gas Central heating and three rooms have underfloor heating, there is double glazing, a security alarm system and the views to the rear not obstructed and quite simply superb. Your early personal inspection comes with the highest recommendations, via an advanced appointment, with Cardwells Bolton office on (01204) 381281.

Price £249,995 including fixtures & fittings, light fittings, carpets, blinds & shed.

Disclaimer 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch 3' 7" x 3' 6" (1.09m x 1.07m) Measured at maximum points. Double glazed entrance door. Door into the lounge.

Lounge 14' 9" x 14' 7" (4.49m x 4.44m) Double glazed window to the front, exposed stonework to the chimney breast, we are advised that the open fire is in working order but has not been used for some time, generous ceiling height, two radiators, spindled staircase off to the upper floor.

Family Room 14' 5" x 11' 6" (4.39m x 3.50m) Juliet balcony from which to enjoy the wonderful views to the rear, double glazed window, radiator, wood flooring, stairs down to the ground level.

Garden Level

Kitchen/Breakfast Room 13' 1" x 11' 3" (3.98m x 3.43m) A fitted kitchen with a range of matching drawers, base and wall cabinets, integrated dishwasher, Neff washing machine, integrated dryer, integrated fridge freezer, oven / grill, four ring hob with extractor over, sink and drainer with mixer tap, ceramic tiled floor, radiator, spot lighting, stable door out to the side, door off to the conservatory, stairs up to the family room, ample breakfast / dining space.

Conservatory 15' 1" x 14' 4" (4.59m x 4.37m) UPVC double glazed windows and double doors off to rear garden, wood flooring, ceiling light and fan, a wonderful room to enjoy the fantastic views to the rear with ample dining and sitting space, underfloor heating.

Bedroom Two 13' 7" x 12' 3" (4.14m x 3.73m) A double sized bedroom with a UPVC double glazed window to the side, wood flooring, spot lighting, en suite off, underfloor heating.

En-Suite 6' 1" x 4' 0" (1.85m x 1.22m) A white three piece shower room suite comprising: shower cubicle, WC and wash basin, wood flooring, spot lighting, heated electric towel rail, underfloor heating.

First Floor

Landing 11' 0" x 5' 10" (3.35m x 1.78m) Loft access point. The loft has a fitted telescopic pull down ladder, is insulated and boarded and used as a storage area. (The full size of house).

Bedroom One 14' 7" x 9' 7" (4.44m x 2.92m) Two double glazed windows which enjoy the superb views to the rear, wood flooring, radiator, feature wallpaper to one wall.

Bedroom Three 14' 7" x 9' 8" (4.44m x 2.94m) A double glazed window to the front, wood flooring, radiator, ceiling spotlights.

Bathroom 8' 5" x 7' 0" (2.56m x 2.13m) A five piece bathroom suite comprising: shower cubicle, bidet, WC, bath and pedestal wash hand basin, ceramic wall tiling, radiator, UPVC double glazed window.

Garden The rear garden is predominantly laid to lawn and fully enclosed by fencing and stone walling with a garden shed and colourful flower beds.

Parking We are advised that the current owners park one car directly in front of the property.

Please note: all viewings are by appointment only through our BOLTON Office

