

**Viewings:**  
All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:**  
Cardwells estate agents Bolton research shows the property is Freehold.

**Council tax:**  
Cardwells estate agents Bolton research shows the property is band G, annual charges approximately £3,266

**Plot size:**  
Cardwells estate agents Bolton research shows the approximate plot size is 0.12 acre.

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## TEMPEST ROAD – CHEW MOOR – OFFERS IN THE REGION OF £699,950

Cardwells are pleased to offer for sale this impressive, four bedroom detached family house, situated in one of Bolton's most desirable locations in the heart of Chew Moor village. 'Ingenook' is a bespoke property of a small number of prestigious houses, constructed in 2011. There are many quality interior features including a stunning open plan kitchen breakfast room a superb en suite bathroom, Juliet balconies and an oak wooden staircase. Outside there is a sizeable landscaped garden, a gated driveway and a detached double garage.

Viewing is highly recommended to fully appreciate this wonderful family home. 01204 381 281 [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)  
The spacious accommodation briefly comprises, Reception hall, guest, WC, living room, dining room, open plan, kitchen, breakfast, room, office study, and a utility room. Upstairs, there are four bedrooms and a family bathroom. The master bedroom has an impressive contemporary en suite bathroom. Bedrooms two and three share a Jack and Jill en suite shower room. Outside, there is a delightful landscaped courtyard style garden, with and a large driveway and a detached double garage. The property also benefits from uPVC double glazing and gas central heating.

### BOLTON

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

### BURY

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)



**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC double glazed front door with matching windows aside, leading to

**Reception hall:**

Two radiators, feature oak staircase, 2 built in storage cupboards, doors leading to.

**Guest w.c:**

uPVC frosted double glazed window, rear garden aspect, close coupled WC, wash basin with mixer tap, inset to a vanity cupboard, tiled floor, tiling to the walls, chrome plated towel rail, extractor fan.

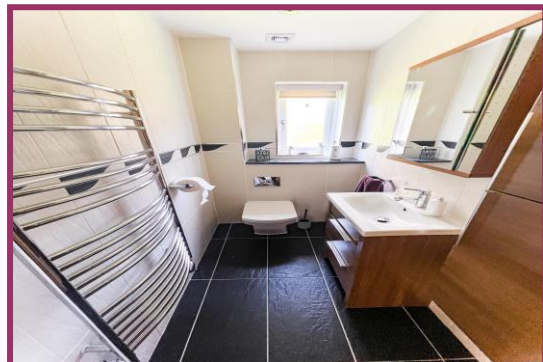
**Living room: 17' 9" x 13' 7" (5.41m x 4.14m)**

uPVC double glazed French doors garden aspect, uPVC double glazed window rear aspect, two radiators, inset spotlights to the ceiling.



**Kitchen breakfast room: 20' 7" x 15' 2" (6.27m x 4.62m)**

uPVC double glazed bi-folding doors, further uPVC double glazed door and window front aspect, fitted wall and base units with granite working surfaces and a central island breakfast bar, built in oven and grill, built in microwave oven, integrated dishwasher, inset twin bowl, stainless steel sink unit with mixer tap, tiled floor, inset spotlights to the ceiling, induction hob, with a stainless steel extractor canopy above.



**Bedroom 4: 11' 6" x 9' 10" (3.50m x 2.99m)**

uPVC double glazed window, front aspect, radiator below, access to the loft.

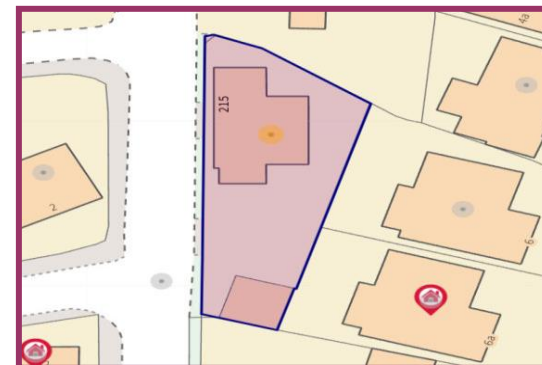
**Bathroom: 9' 10" x 6' 7" (2.99m x 2.01m)**

uPVC frosted double glazed window, side aspect, contemporary, white, suite comprising enclosed bath with mixer tap and a shower above, close coupled WC, wash basin with mixer tap, inset to the vanity unit, tiled floor, tiling to the walls, Chrome plated towel rail, inset spotlights, fitted wall cupboard.



**Outside:**

Outside, there is a paved pathway to the front elevation, giving access along the side leading to the rear/side garden. From Tempest Road, gates open into a tarmac surfaced driveway providing ample, off-street parking for several vehicles. There is a detached double garage with two up and over doors and a courtesy door. To the side elevation there is a beautiful landscape garden which is mainly laid to lawn, with feature trees plants and floral displays. The garden continues long the rear and side elevation, where you will find a paved patio and a gravel area.



**Dining room: 15' 6" x 12' 0" (4.72m x 3.65m)**  
uPVC double glazed French doors, rear garden aspect, 3 uPVC double glazed windows, dual aspect, feature elevated inset gas fire, radiator.

**Office/study: 10' 0" x 8' 10" (3.05m x 2.69m)**  
uPVC double glazed bay window, front aspect, radiator.



**Utility room: 10' 10" x 6' 3" (3.30m x 1.90m)**  
uPVC double glazed door and window, rear garden aspect, fitted base units with a matching working surface, inset single bowl, single drainer, stainless steel sink unit with mixer tap, tiled floor, space and plumbing for a washing machine, space and venting for a tumble dryer, space for a fridge, extractor fan



**Landing:**  
Two built in storage cupboards, doors leading to

**Master bedroom: 18' 4" x 15' 2" (5.58m x 4.62m)**  
uPVC, double glazed Juliet balcony, 2 uPVC double glazed windows, rear garden aspect, two radiators, inset spotlights to the ceiling.



**En suite: 13' 6" x 10' 1" (4.11m x 3.07m)**

**2 uPVC frosted double glazed windows, rear aspect, contemporary, white suite, comprising bath with mixer tap, shower cubicle, close coupled WC with matching bidet, 'his and hers' sink units, with mixer taps, tiled floor, radiator, chrome plated towel rail, tiling to the walls, inset spotlights, to the ceiling, extractor fan.**



**Bedroom 2: 15' 7" x 15' 11" (4.75m x 4.85m)**  
uPVC double glazed window, front aspect, radiator below.

**Jack and Jill En Suite: 5' 9" x 4' 6" (1.75m x 1.37m)**  
Wash basin, with mixer tap, inset to a vanity unit, fitted wall cupboards, tiled floor, tiling to the walls, extractor fan, inset spotlights to the ceiling.



**Separate shower room:**  
uPVC frosted double glazed window front aspect, shower cubicle, close coupled WC, tiled floor, tiling to the walls, chrome plated towel rail, inset spotlights, extractor fan.

**Bedroom 3: 16' 0" x 11' 7" (4.87m x 3.53m)**  
uPVC double glazed Juliet balcony, front aspect, two radiators, door leading to the 'Jack and Jill' en suite.

