

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 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

Thinking of selling or letting in Bolton:

If you are thinking of selling or letting 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. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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:

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Ground Floor First Floor



PARKHAM CLOSE – WESTHOUGHTON – £425,000

A generously sized four bedroom, three reception room, plus conservatory, detached family home, positioned in the consistently popular residential district of Daisy Hill, Westhoughton. The position of the family home is first class, being within walking distance to Daisy Hill train station, popular schools, sports clubs, beautiful countryside and excellent transport links via road. The property is set amongst other high calibre homes in a highly regarded development being built in around 2001.

The spacious accommodation briefly comprises: reception hallway, guest WC, home office/3rd reception room, sizable lounge with double doors off to the conservatory, dining room, fitted kitchen, complete with appliances, utility room, first floor landing, master bedroom with three-piece en suite shower room, three additional good bedrooms and a modern white three-piece family shower room. There is a double garage with electric up and over door served by a driveway, providing additional off-road car parking and complete with an electric vehicle (EV) charging point with lovely garden areas to both front and the rear. The family home benefits from double glazing, gas central heating, a security alarm system and there is a great deal to admire.

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LETTINGS & MANAGEMENT

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



ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hallway: 10' 7" x 5' 6" (3.226m x 1.688m)

Feature stained glass double glazed entrance door with matching arch stained glass double glazed window above, radiator, spindle staircase off to the first floor.



Guest w.c: 7' 6" x 3' 9" (2.278m x 1.133m)

A two piece suite comprising: pedestal wash hand basin and WC, radiator, ceramic floor tiling, stained glass uPVC double glazed window.



Home office: 9' 2" x 8' 3" (2.791m x 2.521m)

Stained glass uPVC double glazed bay window to the front, radiator, neutral decorations, a versatile room which may suit a variety of interpretations.



Living room: 15' 2" x 14' 8" (4.633m x 4.459m)

Marble fireplace with inset living flame gas fire and intricately detailed surround and mantle, radiator, natural decorations, sliding uPVC patio doors into the conservatory and double doors into the dining room.



Conservatory: 12' 6" x 8' 9" (3.812m x 2.664m)

Insulated roof with decorated plaster ceiling complete with inset ceiling spot lighting and two double glazed sky windows, uPVC windows to 3 sides and double uPVC doors which open out onto the rear garden, tiled flooring and electric heater.



Bedroom 4: 12' 0" x 9' 1" (3.65m x 2.759m)

Measured at maximum points into the professionally fitted wardrobes to one wall, uPVC window to the rear overlooking the garden, neutral decorations, radiator, quality flooring.



Family shower room: 6' 10" x 5' 6" (2.077m x 1.686m)

A modern white three-piece shower room with generous oversized shower cubicle area with sliding glass access door, dual flush WC and pedestal wash hand basin with waterfall style tap, heated towel rail, complimentary ceramic wall and floor tiling, uPVC window, spot lighting, extractor.



Double garage: 16' 9" x 17' 0" (5.118m x 5.182m)

Measured at maximum points. An electric double sized up and over vehicle access door to the front, stained glass uPVC window to the side, power and lighting. The garage is served by a driveway, providing additional private off-road vehicle parking. There is an electric vehicle (EV) charging point.

Front garden:

The front garden is very well presented with two lawn areas and a beautiful feature palm tree to the side of the driveway with ornamental and colourful small trees and shrubs and additional mature trees.

Rear garden:

The rear garden is family friendly being predominantly laid to lawn and enclosed by mature shrubs borders which enhances the privacy, there is patio, space, outside lighting, etc.



Tenure:

Cardwells Estate Agents Bolton pre marketing research indicates that the property is Freehold.

Bolton council tax:

The property is within the Borough of Bolton and is therefore liable for Bolton Council Tax, who rate the property as being within band E, at an approximate annual cost of around £2,395 2022-2023 guide.

Independent Estate Agents
Cardwells
Est. 1982

Dining room: 14' 11" x 8' 9" (4.543m x 2.658m)

Very light room with matching uPVC double glazed windows, each overlooking the rear garden, radiator, neutral decorations, door off to the kitchen.



Kitchen: 14' 6" x 11' 2" (4.413m x 3.412m)

A professionally fitted kitchen with an excellent range of matching drawers, base, wall cabinets, double oven/grill, gas hob with extractor over, fridge freezer, dishwasher, sink and drainer with mixer tap over, 2 uPVC windows to the side, both with fitted blinds, radiator, neutral decorations, spot lighting, ample breakfast space, under stairs storage space off.



Utility room: 8' 5" x 5' 0" (2.564m x 1.536m)

Double glazed side entrance door, sink and drainer with mixer tap over, matching base and wall cabinets, freestanding washing machine, ceramic wall tiling, Potterton, gas central heating boiler, radiator, extractor fan, storage space above the ceiling.



First floor landing: 12' 9" x 5' 0" (3.88m x 1.534m)

Built-in airing cupboard/storage space, neutrally decorated, loft access point.

Master bedroom: 14' 6" x 12' 1" (4.42m x 3.681m)

Measure the maximum points into the stained glass uPVC bay window to the front, radiator, neutral decorations, fitted blinds.



En suite shower room: 5' 10" x 6' 11" (1.786m x 2.117m)

A three-piece shower room suite comprising: pedestal wash hand basin, WC and shower enclosure, uPVC window, extractor, radiator, ceramic tiling.



Bedroom 2: 12' 0" x 14' 10" (3.648m x 4.532m)

Measured at absolute maximum points into the large storage area which goes over the bulkhead of the stairs, accessed via the fitted wardrobe doors, in addition to the superb storage space. There is also more traditional fitted wardrobes, stained glass uPVC window to front, fitted blinds, radiator, spot lighting.



Bedroom 3: 10' 5" x 8' 11" (3.175m x 2.719m)

Measure the maximum points into the fitted wardrobes to one wall, uPVC window, enjoying the aspect over the rear garden, radiator.

