



**ELDERGREEN CLOSE, DAUBHILL, BL3 4FX**



- Brand new stylish family home
- 75% Shared ownership sale
- Beautiful guest WC and bathroom
- Stunning kitchen with appliances
- Enclosed rear garden, driveway
- Three good bedrooms
- Well regarded new build development
- No upward chain delay



**£151,875**

**BOLTON**  
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Incorporating: Wright Dickson & Catlow, WDC Estates

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A wonderful opportunity to be the first person to live in this remarkable newly built family home. Offered for sale on a 75% shared ownership basis. This may well be an ideal opportunity to take a first or further steps onto the property ladder with the security of buying a brand new home which comes with a guarantee. As you would expect with a new home, the building and roof is in excellent condition, the electrics are up-to date, the 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 mews property is set amongst other high calibre homes on this much admired development. The family home is only a short drive from the motorway network, shops, popular schools, restaurants and houses of worship. The accommodation briefly comprises: reception hallway, guest wc / powder room, professionally fitted kitchen complete with appliances and lounge diner with double doors off to the rear garden, first floor landing, three good sized bedrooms, and a modern and stylish family bathroom suite. Externally there is an enclosed landscaped rear garden with patio area, 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 01204381281, 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 Hallway:** 11' 4" x 7' 3" (3.46m x 2.212m) Double glazed quality entrance door, radiator, neutrally decorated walls and joinery, stairs off to the first floor.

**Guest Wc/Powder Room:** 6' 4" x 3' 0" (1.925m x 0.904m) Dual flush WC, pedestal wash hand basin, radiator, extractor, neutral decorated walls, wall mounted fuse box.

**Kitchen:** 10' 5" x 8' 3" (3.181m x 2.509m) A stylish professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, integrated dishwasher, integrated fridge/freezer/grill, electric hob with extractor over, stainless steel sink and drainer, concealed Worcester gas combination central heating boiler, radiator, matching switches and sockets, spotlighting, neutrally decorated walls and joinery.

**Lounge/Diner:** 18' 2" x 15' 9" (5.536m x 4.808m) A generous open plan room with double patio doors off which opens out onto the rear garden, UPVC window overlooking the rear garden, two radiators, stairs, storage space off, neutral decorated walls and joinery.

**First Floor Landing:** 13' 2" x 6' 9" (4.009m x 2.063m) Radiator, built-in storage, space over the stairs, loft access point, neutrally decorated walls and joinery.

**Bedroom One:** 15' 1" x 8' 7" (4.586m x 2.624m) UPVC window to the front, radiator, neutral and decorated walls and joinery, telephone point, TV point.

**Bedroom Two:** 13' 6" x 8' 7" (4.125m x 2.622m) UPVC window overlooking the rear garden, radiator, neutral decorated walls and joinery.

**Bedroom Three:** 8' 10" x 6' 9" (2.695m x 2.070m) UPVC window to the rear overlooking the garden, radiator, neutral decorated walls and joinery.

**Bathroom:** 6' 9" x 6' 6" (2.064m x 1.973m) A stylish white three-piece bathroom suite comprising: dual flush WC, pedestal wash hand basin, bath with shower over and fitted glass shower screen, ceramic wall tiling, heated towel rail, UPVC window to the front.

**Gardens:** Fully enclosed and is predominantly laid to lawn, there is a flanked patio area and security lighting. A pretty front garden and private off road car parking on the driveway.

**Chain Details:** The property sold with early vacant possession and no further upward chain delay.

**Shared Ownership:** The property is available on a shared ownership basis, with a percentage being available to purchase and the remaining percentage being rented.

**Tenure:** Around 990 years from Approx 2021. We are told that there is no relevant Leasehold charge, however we draw your attention to the other monthly costs below.

**Service Charge:** The estimated service charge associated with the property is around £9.86 per month being around £118.32 per annum. Figures given for the 2023/2024 period.

**Site Management Fees:** We are advised that the contribution the property purchasers will make to the site management fees would be around £14.19 per month. Figures given for 2023/2024 period.

**Site Insurance Costs:** We understand that the purchasers of the property will be required to make a contribution to the the site insurance policy of around £11.03 per month. Figures given for 2023/2024 period.

**Total Monthly Costs:** The combined monthly costs are £35.08 for the financial year 2023/2024.

**Shared Ownership / Percentage Ownership:** The property can be purchased as either a 50% shared ownership or a 75% shared ownership. The purchase prices and associated rents are detailed below.

1. A price of £101,250 for a 50% share. In this scenario the remaining rent to pay is £232.03 per month.
1. A price of £151,875 for a 75% share. In this scenario the remaining rent to pay is £166.02 per month.

**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 or letting a property 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.

**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

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