



Independent Estate Agents  
**Cardwells** Est. 1982

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**WESTWOOD ROAD, HEATON, BL1 4DL**



- Three bedroom detached
- Freehold, lovely gardens
- Block paved driveway, garage space
- Gas c/h, upvc double glazed
- Off Chorley New Road near Bolton School
- Well regarded residential area
- Ample space to extend (stpp)
- Vacant, no chain



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		82	83
EU Directive 2002/91/EC			
www.epcau.com			



**£220,000**

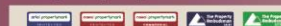
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered with no chain and vacant, this Freehold three bedroom detached home conveniently sits off Chorley New Road near Bolton School in a pleasant residential area. Heated by gas central heating system and double glazed. Enjoys a level garden and offers lots of parking space, ideal for a caravan. This property requires some work with an easy improvement that would enhance the living space. There is ample space to extend (subject to planning permission). The property comprises entrance porch, hall, cloakroom/wc, 23ft lounge, kitchen and a sun lounge with sliding doors to the rear garden. Upstairs there are three bedrooms and a bathroom. Outside there is a block paved driveway providing parking for 2 to 3 vehicles, which leads to further parking via double gates. 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Porch:** External uPVC double glazed door.

**Hall:** Small entrance hall, access to the lounge and cloakroom/wc.

**W.C:** 6' 4" x 4' 7" (1.93m x 1.40m) Wash hand basin, wc, radiator. uPVC window.

**Lounge diner:** 23' 10" x 11' 9" (7.26m x 3.58m) Open plan design with stairs off, feature fireplace with splash back tiling. uPVC windows to the front and rear.

**Kitchen:** 8' 9" x 7' 9" (2.66m x 2.36m) Basic fitted cabinets, stainless steel sink unit, floor and wall units, built in oven and hob, dishwasher, work tops with splash back tiling. uPVC double glazed window and a door to the sun lounge.

**Sun Lounge:** 7' 9" x 7' 7" (2.36m x 2.31m) uPVC double glazed construction, floor to ceiling glass panels, polycarbonate roof, tiled flooring.

**Landing:** Balustrades, storage cupboard.

**Bedroom 1:** 10' 5" x 8' 6" (3.17m x 2.59m) Fitted furniture, uPVC double glazed window.

**Bedroom 2:** 11' 6" x 8' 6" (3.51m x 2.59m) Fitted furniture, uPVC double glazed window.

**Bedroom 3:** 8' 2" x 6' 3" (2.49m x 1.90m)

**Shower room:** 6' 3" x 5' 6" (1.90m x 1.68m) Bath has been removed, a corner quadrant based shower cubicle with electric shower installed, wash hand basin, wc, tiling to walls.

**Garden:** Block paved driveway providing parking for 2 to 3 vehicles, which leads to further parking via double gates. There is a concrete garage base at the bottom of the garden, ideal to securely store a boat/caravan.

**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 C, annual charges of £1742 per annum

**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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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