



Independent Estate Agents  
**Cardwells** Est. 1982

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**ELSWORTH DRIVE, ASTLEY BRIDGE, BL1 8TE**



- Spacious three bedroom detached
- Vacant, fresh pain and new carpets
- Gas ch, uPVC double glazed
- Through lounge diner, new kitchen
- Bathroom with new tiling
- Garage, driveway parking 4/5 cars
- Lawned garden, good size
- Head of cul de sac position



**£299,950**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with vacant possession is this spacious 3 bedroom detached family home, enjoying a very pleasant head of cul de sac position. Conveniently sits off Stambourne Drive with all the facilities of Astley Bridge nearby. The property has been refreshed with new paint, carpets and kitchen. The accommodation briefly comprises entrance hall, open plan lounge/dining room, new fitted kitchen and a utility room/wc. Upstairs there are three good sized bedrooms and a bathroom. Outside there are gardens to the front and rear along with a driveway with off-street parking for 4/5 cars, leading to a single integral garage. The property also benefits from UPVC double glazing and gas central heating. There is so much to admire about this property that a personal inspection is highly recommended to appreciate everything on offer. In the first instance, a walk through viewing video is available to watch, and then a viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or via [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

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

**Entrance Porch:** 3' 7" x 7' 3" (1.1m x 2.2m) UPVC double glazed.

**Hallway:** 13' 4" x 5' 8" (4.07m x 1.72m) Radiator, coving to the ceiling, staircase leading to the landing.

**Lounge/Diner:** 22' 5" x 13' 10" (6.82m x 4.21m) A bright through lounge/diner with uPVC double glazed windows to the front and rear.

**Kitchen** 8' 11" x 10' 0" (2.71m x 3.04m) A brand new fitted kitchen with wall and base units and worktops over, sink unit, spaces left for buyers to fit their own choices of appliances, two large built in storage cupboards.

**Utility room/wc** 8' 11" x 7' 2" (2.71m x 2.18m) Belfast style sink, wc, external door and personal door to the garage.

**Landing:** Loft access.

**Bedroom One:** 12' 6" x 13' 10" (3.80m x 4.22m) uPVC double glazed window front aspect, radiator below.

**Bedroom Two:** 9' 10" x 13' 10" (3.00m x 4.22m) UPVC double glazed window rear aspect, radiator below.

**Bedroom Three:** 9' 6" x 9' 0" (2.90m x 2.74m) uPVC double glazed window front aspect, radiator below, built in storage cupboard.

**Bathroom:** 5' 6" x 7' 10" (1.68m x 2.40m) 2 uPVC frosted double glazed windows to the rear aspect, enclosed bath with mixer tap and a separate shower unit above, close couple, WC, wash basin, radiator, part tiling to the walls.

**Garage:** Brick attached, personal door to the utility room, gas central heating boiler. Up and over door.

**Outside:** Extensive parking to the front garden which is fully paved. There is a mature large garden to the rear, which is mainly laid to lawn with trees and plant displays. Not overlooked to the rear. There is a side pathway to the side of the house.

**Plot Size:** Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.09 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Freehold.

**Council Tax:** Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band D with Bolton Council at an approximate cost of around £1960 per annum.

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

**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](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.

**Thinking of selling or letting:** 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. 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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