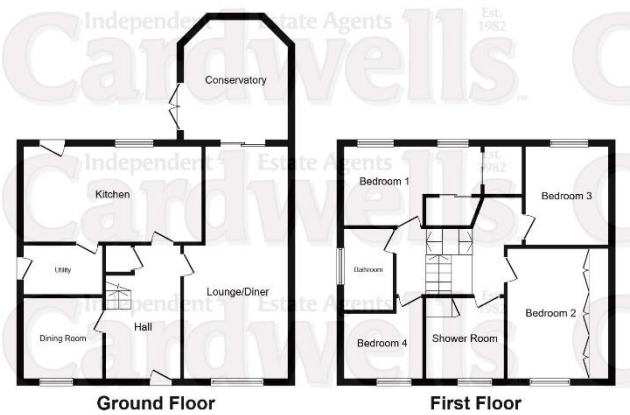




Viewings:
 All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure:
 The vendor advises the property is Freehold.

Council tax:
 Cardwells estate agents Bolton research shows the band is C, £1742 per annum.



Disclaimer:
 This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd



DARVEL CLOSE – BRIGHTMET – £339,950

Cardwells are pleased to offer for sale, this impressive, four bedroom detached home, situated on a generous corner plot, in a quiet cul de sac. The family sized house is very well preserved and modern. The area is well served with local shops schools and transport links, with easy access to Bolton and Bury. There are many interior features, which include, two reception rooms and sun room, utility room and a modern kitchen. There is a family bathroom and a separate shower room. Viewing is highly recommended through Cardwell's estate agents, Bolton, (01204) 381281, bolton@cardwells.co.uk

The accommodation briefly comprises; Reception hall, lounge, sunroom, kitchen, dining room and a utility room. Upstairs, there are four bedrooms, a bathroom and a separate shower room. Outside there are generous gardens to 3 sides of the house. 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

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

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



ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door with a matching window aside, leading to

Reception hall: 15' 6" x 7' 0" (4.72m x 2.13m)

Quarry tiled floor, wooden flooring, built in under stairs storage, spindled staircase, leading to the landing, doors lead to



Lounge: 10' 7" x 21' 6" (3.22m x 6.55m) at widest points including dining area

uPVC double glazed window to the front aspect, radiator below, feature tiled fireplace with a cast iron, stove style gas fire, two radiators, wooden flooring, uPVC double glazed sliding door leading to



Sun room: 12' 2" x 10' 4" (3.71m x 3.15m)

Brick base construction, with the rest, being uPVC double glazed, twin opening doors, leading onto the garden. Tiled floor, radiator, inset spotlights to the ceiling, double glazed skylight window.



Bedroom 4: 11' 0" x 8' 3" (3.35m x 2.51m)

uPVC double glazed window to the front aspect, fitted wall units, radiator.



Bathroom: 8' 4" x 7' 0" (2.54m x 2.13m)

uPVC frosted double glazed window to the side aspect, contemporary white bathroom suite, comprising, enclosed bath with mixer tap/shower attachments, wash basin with mixer tap, inset to a vanity unit, close coupled WC, heated towel rail/radiator, part tiling to the walls, inset spotlights, extractor fan.



Shower room: 8' 4" x 7' 0" (2.54m x 2.13m)

uPVC frosted double glazed window to the front aspect, contemporary suite, comprising shower cubicle, coupled WC, wash basin, inset to a vanity unit with mixer tap, built in storage cupboard, tiled floor, tiled splashbacks, contemporary chrome plated towel rail. Inset spotlights to the ceiling, extractor fan.



Outside:

To the front there is a substantial front garden with a laid to lawn area which continues to the side elevation. A block paved driveway provides ample parking. Rear garden There is a delightful landscaped garden with an Indian stone paved patio, railway sleeper beds aside. The remainder of the garden is laid to lawn and continues partially along the side elevation where you will find a wooden shed and a gate gives access to the front. There is also a further gate giving access to the front elevation and security cameras.



Dining Area:

uPVC double glazed window to the front aspect, radiator below, wooden flooring.



Kitchen: 18' 1" x 9' 8" (5.51m x 2.94m)

uPVC double glazed window and door to the garden aspect, range of modern fitted wall and base units with wood block, working surfaces and tiled splashbacks, stainless steel gas Range cooker, with a stainless steel extractor canopy above, integrated dishwasher, inset stainless steel sink unit with mixer tap, space for an American fridge freezer, slate tiled floor, two contemporary vertical radiators, recess display lighting beneath the kitchen units, inset spotlights to the ceiling



Utility room: 7' 10" x 5' 0" (2.39m x 1.52m)

uPVC frosted double glazed window to the side aspect, modern fitted wall and base units with work top surfaces, tiled, splashbacks, inset stainless steel sink unit with mixer tap, space for a washing machine, slate tiled floor, inset spotlights to the ceiling.



Galleried landing:

2 access points to the loft, doors lead to

Bedroom 1: 11' 9" x 8' 10" (3.58m x 2.69m)

uPVC double glazed window to the front aspect, radiator below, range of fitted wardrobes with overhead storage cupboards and a matching dressing table unit, radiator, inset spotlights to the ceiling.



Bedroom 2: 15' 0" x 8' 0" (4.57m x 2.44m)

2 uPVC double glazed windows to the rear aspect, fitted wardrobes with sliding doors, two radiators.



Bedroom 3: 10' 0" x 9' 7" (3.05m x 2.92m)

uPVC double glazed window to the rear aspect, radiator below, fitted wardrobes and shelving, incorporating drawers.

