

RIVERSMEADE – BROMLEY CROSS – OFFERS IN EXCESS OF £550,000

This is a wonderful family home. A rather impressive Freehold detached house set in a neat cul de sac, with open views to the front, off Grange Park Drive within the catchment zones of the very popular local schools and within easy walking distance of Bromley Cross railway station.

The property is presented to an exceptionally high standard and benefits from Vaillant gas combi central heating and uPVC double glazing. The kitchen is professionally fitted with a host of cabinets complete with oven/hob/cooker hood/microwave, integrated fridge and freezer, automatic washing machine and dishwasher, there is a very useful breakfast area directly off the kitchen. Briefly comprises; generously sized entrance hall with stairs off, cloaks w.c off the hallway. Spacious through lounge with floor to ceiling picture window enjoying an open leafy aspect. Separate dining room, fitted kitchen/breakfast room/appliances, family room. First floor landing, a walk through dressing room, the large master bedroom and en suite shower room. Note, if so desired a simple stud plaster wall would create bedroom 5 and a corridor access to the master bedroom. There are three more bedrooms all of a double size, each with professionally fitted furniture and a family bathroom. There are attractively laid gardens to the front and rear and a tarmac driveway leads to the oversize single garage, you will be able to park a car and still be able to comfortably open the doors to get in and out of the car. The property is of a very good size 151 sq m.

Please may we invite you to watch the viewing video which will give you a good idea of just how much this superb house has to offer, Viewing is with our highest recommendation but strictly by appointment only and accompanied by Cardwells staff, open 7 days a week. To show you the property, would be our pleasure,

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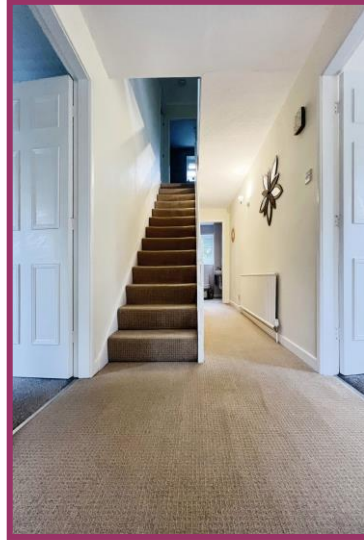


ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hallway: 21' 5" x 5' 11" (6.535m x 1.802m)
Measured to maximum points. The hallway is flooded with natural light from the lounge, uPVC window to the front and the additional side uPVC window, radiator, neutral decorations, understairs storage space.

Guest w.c/powder room: 5' 4" x 3' 7" (1.614m x 1.095m)
Modern white two-piece suite, comprising shaped stylish wash hand basin, dual flush WC, radiator, uPVC window

Living room: 21' 5" x 12' 5" (6.527m x 3.791m)
Large uPVC window which enjoys the woodland aspect to the front, sliding uPVC patio doors to the rear which open onto the rear garden, marble feature fireplace, three radiators.



Dining room: 11' 10" x 10' 7" (3.619m x 3.238m)
Large uPVC window to the front, enjoying the aspect over the woodland and beyond, radiator, neutral decorations, quality carpeting.



Kitchen breakfast room: 17' 9" x 12' 8" (5.416m x 3.869m)
Measured at maximum points, a high specification professionally fitted kitchen with an excellent range of matching: drawers, base, and wall cabinets, wonderful Corrian work surfaces, dishwasher, integrated fridge/freezer, the work surface opens into the family room in a breakfast bar style from the kitchen/breakfast room into the family room



Chain details:

The property may well be available with no further upward chain delay, this will be confirmed in due course.

Tenure:

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

Bolton council tax:

The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is E rated, this is at an annual cost of around £2,395 based on 2023 figures.

Conservation area: Cardwells Estate Agents Bolton, pre-marketing research indicates that the property is not set within a conservation area.

Flood risk information: Cardwells Estate Agents Bolton pre-marketing research indicates that the home is in a position which is regarded as having a "very low" risk of flooding.

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 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

Disclaimer:

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Family room: 13' 3" x 8' 0" (4.027m x 2.445m)

Sliding uPVC patio doors onto the rear garden, uPVC window to the side, radiator.



First floor landing: 15' 7" x 5' 9" (4.743m x 1.760m)

New uPVC window to the front, enjoying the aspect over woodland and beyond, neutral decorations, loft access point.

Bedroom 2: 12' 8" x 12' 5" (3.850m x 3.787m)

Large uPVC window to the front which enjoys the aspect over the woodland and beyond, quality professionally fitted bedroom furniture, giving a super range of matching: wardrobes, cabinets, dressing table and drawers, display shelving and bridging cabinets.



Bedroom 3: 10' 8" x 10' 9" (3.260m x 3.270m)

Enjoying the aspect over the woodland and beyond, neutral decorations, radiator, professional fitted bedroom furniture, giving an excellent range of wardrobes, dressing table, display shelving and matching bedside drawers, radiator.



Bedroom 4: 12' 8" x 8' 10" (3.854m x 2.697m)
uPVC window overlooking the rear garden, professionally fitted bedroom furniture, matching wardrobes, bedside drawers and bridging cabinets, neutral decorations, new uPVC window, enjoying the aspect over the rear garden, radiator.



Family bathroom suite: 10' 9" x 5' 8" (3.267m x 1.729m)

A three-piece bathroom suite, comprising dual flush WC, shaped wash hand basin and bath with shower over and fitted glass, stylish ceramic wall tiling, spot lighting, uPVC window.



Master bedroom: 15' 7" x 13' 10" (4.756m x 4.219m)

Generously sized bedroom flooded with natural light, primarily from the large uPVC window to the front which enjoys the aspect over the woodland and beyond, there is an additional uPVC window overlooking the rear garden and the bedroom is fully fitted with a super range of matching wardrobes, storage space and dressing area.



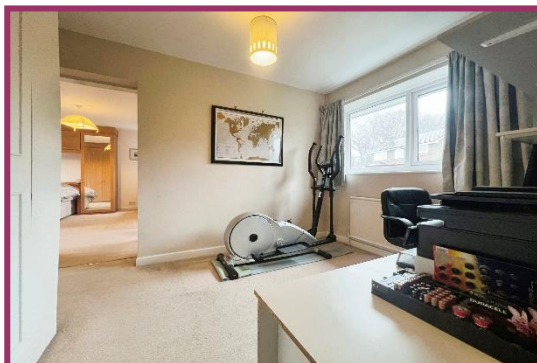
En suite: 7' 8" x 7' 5" (2.346m x 2.258m)

A stylish white three-piece shower room, comprising generously sized glass shower enclosure, pedestal wash hand basin and dual flush WC, radiator, ceramic tiling, uPVC window to the rear, radiator.



Dressing room: 10' 8" x 10' 8" (3.262m x 3.246m)

Measured at maximum points. a generously sized room with uPVC window overlooking the rear garden, radiator, neutral decorations and fitted wardrobes. At present, there is no door dividing the dressing room from the master bedroom. Perhaps with some internal modification, this could be made into a bedroom and an internal walkway created which leads to the master bedroom. This has created a superb master suite facility, although other people may interpret and use this differently.



Garage: 17' 9" x 13' 11" (5.406m x 4.233m)

The garage contains the Vaillant gas central heating boiler, a tap, electric meter and fuse box and a pedestrian door into the rear garden. There is a sizable up and over vehicle access door. And the garage is served by an additional driveway providing further private off-road car parking access from the cul-de-sac

Plot size:

The overall plot size is approximately 0.11 of an acre.

Rear garden:

The rear garden has been professionally landscaped and offers wonderful space for both entertaining and children to play. There are patio areas, colourful well stocked borders and grass space all enclosed by fencing to 3 sides and mature shrubs and trees which enhance the privacy.

