



Independent Estate Agents
Cardwells
Est. 1982

Independent Estate Agents
Cardwells
Est. 1982

www.cardwells.co.uk

FELLFOOT MEADOW, WESTHOUGHTON, BL5 3ZJ



- Stunning four bedroom detached
- High end finish throughout/viewing a must
- Hall/cloaks WC/lounge/family room/study
- Bespoke professionally fitted kitchen.
- Conservatory/detached single garage
- Four bedrooms/ensuite to master
- Three piece family bathroom suite
- Warmed by gas C.H/uPVC double glazed



Offers in the Region Of £425,000

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

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell & R.W. Thompson.



Cardwell Estate Agents Bolton are delighted to offer to the market this simply stunning four bedroom detached property on the ever popular Summerfield development. Overlooking Fellfoot Meadow and with a high end finish throughout, viewings come with our highest recommendations to fully appreciate all this fabulous family home has to offer. In close proximity to both Westthoughton and Chew Moor and as such being ideally positioned for the areas excellent transport, links including Lostock train station, local nurseries and schools, popular bars and restaurants and outdoor country pursuits. Warmed by gas central heating and uPVC double glazed throughout in brief the property comprises: Hallway, cloaks wc, lounge, family room/study, a bespoke professionally fitted kitchen with granite worktops, conservatory, landing, four bedrooms, the master having an en suite and a three piece family bathroom. To the outside is a low maintenance front garden and the rear is an enclosed natural sun trap split into a lawn and patio area and there are electric gates giving access to a detached single garage with power and lighting. There is also an external electric vehicle charging point. Viewings can easily be arranged by ringing Cardwells Estate Agents Bolton in the first instance, seven days a week on 01204 381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Reception hallway: 14' 9" x 6' 9" (4.49m x 2.06m) Karndean flooring, inset ceiling spotlights, wall mounted radiator, built in storage cupboard, spindled staircase giving access to the upper landing.

Cloaks w.c: 4' 6" x 4' 10" (1.37m x 1.47m) Two piece suite comprising WC, wash basin on a vanity unit, Karndean flooring, frosted uPVC double glazed window, wall mounted heated towel rail.

Lounge: 15' 10" x 9' 11" (4.82m x 3.02m) Quality fitted carpets, uPVC double glazed window, wall mounted radiator.

Family room/study: 10' 9" x 7' 4" (3.27m x 2.23m) Karndean flooring, 2 uPVC double glazed windows, wall mounted radiator.

Kitchen: 14' 6" x 16' 4" (4.42m x 4.97m) Bespoke professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, high gloss base and wall units, granite worktops, integrated appliances, double oven, five ring induction hob with built in extractor, island breakfast bar complete with wine cooler, quality tiled flooring, inset ceiling spotlights, wall mounted radiator, uPVC double glazed windows x four, wall mounted gas boiler.

Conservatory: 18' 5" x 13' 1" (5.61m x 3.98m) Brick and uPVC build, Karndean flooring, three wall mounted radiators, uPVC double doors giving access to the rear garden.

Landing: 6' 6" x 8' 7" (1.98m x 2.61m) Quality fitted carpets, uPVC double glazed window, loft access point.

Bedroom 1: 9' 3" x 14' 1" (2.82m x 4.29m) Fitted wardrobes, quality fitted carpets, 3 uPVC double glazed windows, wall mounted radiator.

En suite: 4' 0" x 7' 1" (1.22m x 2.16m) Three piece suite comprising WC, wash basin on a vanity unit, walk in shower cubicle with mixer shower frosted uPVC double glazed window, wall mounted heated towel rail.

Bedroom 2: 11' 1" x 9' 11" (3.38m x 3.02m) Built in wardrobes, airing cupboard, quality fitted carpets, uPVC double glazed window, wall mounted radiator.

Bedroom 3: 11' 4" x 12' 10" (3.45m x 3.91m) Quality fitted carpets, uPVC double glazed window, wall mounted radiator.

Bedroom 4: 6' 7" x 7' 1" (2.01m x 2.16m) Quality fitted carpets, uPVC double glazed window, wall mounted radiator.

Family bathroom: 6' 9" x 5' 6" (2.06m x 1.68m) Three piece suite comprising WC, wash basin on a vanity unit, P shaped bath with T bar mixer shower, quality fitted cushion flooring, wall mounted radiator.

Outside: To the outside is a low maintenance front garden and to the rear is an enclosed natural sun trap with an electric gate giving access to a driveway leading to a single detached garage with power and lighting and an electric vehicle charging point.

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band D and the current cost is £2038.89 per annum payable to Bolton council.

Tenure: Cardwell Estate Agents Bolton pre market research indicates that the property is of a leasehold tenure. Ground rent £260 per annum.

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

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 or visit: 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.

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

