



GROUND FLOOR



1ST FLOOR

**NEWBROOK ROAD, ATHERTON, M46 9GZ**



- Impressive detached house
- Sought after location
- Modernised throughout
- Contemporary interior
- 3 bedrooms, 3 reception rooms
- Many features quality features
- Good local amenities & transport links
- Viewing highly recommended



**£420,000**

**BOLTON**  
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells are pleased to offer for sale this impressive three bedroom detached house, situated in a highly sought after location. The property has been updated to a high standard throughout with a lovely contemporary interior. This family home offers spacious living accommodation with three reception rooms and lots of quality features. The property is next to Breeze Hill and close to good amenities and transport links. viewing is highly recommended through Cardwells estate agents, Bolton, (01204) 381281, [bolton@cardwell.co.uk](mailto:bolton@cardwell.co.uk) The spacious accommodation briefly comprises entrance hall, lounge with a feature fireplace, contemporary fitted kitchen, sitting room, dining room, utility room and a guest WC. Upstairs there are three double bedrooms and an impressive shower room. The master bedroom has an en-suite dressing room. Outside there are gardens through the front and rear, along with an electronic sliding gate leading to a driveway and detached garage. Viewing is highly recommended through Cardwells estate agents, Bolton, (01204) 381281, [bolton@cardwell.co.uk](mailto:bolton@cardwell.co.uk)

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

Composite double glazed front door leading to:

**Entrance Hallway:** 2 UPVC double glazed windows to the front aspect, wooden flooring, enclosed staircase leading to the landing.

**Lounge:** 15' 0" x 12' 4" (4.57m x 3.76m) UPVC double glazed windows to the front and side aspect, feature fireplace incorporating a multi fuel stove mounted on a tiled hearth and wooden mantle, wooden flooring, beam to the ceiling, radiator.

**Dining Room:** 11' 0" x 9' 2" (3.35m x 2.79m) UPVC double glazed French doors to the garden aspect, incorporating shutters, radiator.

**Sitting Room:** 14' 10" x 11' 2" (4.52m x 3.40m) 3 UPVC double glazed windows incorporating shutters and front aspect, radiator below, feature fireplace incorporating a living, flame gas fire mounted on a tiled hearth wooden flooring, open through to:

**Kitchen:** 11' 8" x 10' 9" (3.55m x 3.27m) Contemporary fitted kitchen with fitted wall and base units with quartz work surfaces and splashback, inset Belfast sink with mixer tap, Stoves range cooker with matching Stoves extractor hood above, integrated dishwasher and fridge, tiled floor, recessed display lighting beneath the wall units. Built in pantry with fitted shelving.

**Utility Room:** Composite door to the rear garden aspect, UPVC double glazed window side aspect, fitted wall unit which houses the central heating boiler, fitted base units below, space for a washing machine, tiled floor, Quartz worktops.

**Guest wc:** UPVC frosted double glazed window to the side aspect, close coupled, WC, wash hand basin with mixer tap inset to a vanity unit, radiator.

**Landing:** Doors lead to:

**Bedroom One:** 15' 1" x 11' 3" (4.59m x 3.43m) UPVC double glazed window to the front aspect incorporating shutters, radiator below, wooden flooring, open through to:

**En-suite/Dressing Room:** 11' 0" x 9' 3" (3.35m x 2.82m) UPVC double glazed window incorporating shutters, rear aspect, modern wardrobes, radiator.

**Bedroom Two:** 11' 0" x 11' 0" (3.35m x 3.35m) UPVC double glazed window incorporating shutters, rear aspect, radiator below.

**Bedroom Three:** 15' 5" x 9' 9" (4.70m x 2.97m) UPVC double glazed window to the front aspect incorporating shutters, radiator below, built in double wardrobes, access to the loft.

**Shower Room:** 16' 9" x 9' 2" (5.10m x 2.79m) UPVC frosted double glazed window to the rear aspect, contemporary white suite comprising shower cubicle, close coupled WC, wash hand basin with mixer tap inset to a vanity unit, tiled floor, tiling to the walls, chrome plated towel rail, built in airing cupboard.

**Outside:** There is an electronic sliding gate which gives access to a block paved driveway, which leads to a detached garage. The rear garden is mainly paved with a central lawn area.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold-999 years from 1 March 1924

**Council Tax:** Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band F with Bolton Council at an approximate cost of around £2831 per annum.

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**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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