



Independent Estate Agents Est. 1982
Cardwells™

www.cardwells.co.uk

EDGE HILL ROAD, MIDDLE HULTON, BL3 3TF



- Lovely semi detached house
- Very well presented
- Popular & convenient location
- 3 bedrooms, open plan kitchen
- Sun room, feature fireplace
- Quality modern interior
- Great view to rear
- Viewing recommended



Offers in the Region Of £215,000

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

Independent Estate Agents Est. 1982
Cardwells

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.



A lovely semi detached house, situated in a very popular location of Middle Hulton, with great views. Edge Hill Road is close to good local amenities, including shops schools and transport links. The property is very well presented with a modern interior and many features, including a multi fuel burning stove, Karndean flooring and a sun room. The accommodation briefly comprises double glazed entrance porch, lounge, open plan, kitchen dining room and a sunroom. Upstairs, there are three bedrooms and a shower room with a contemporary suite Outside are gardens to the front and rear along with a driveway The property also benefits from UPVC double glazing and gas central heating. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: UPVC double glazed entrance porch.

Lounge: 17' 1" x 13' 0" (5.20m x 3.96m) UPVC double glazed bay window to the front aspect, Karndean flooring, feature fireplace incorporating a multi fuel burning stove mounted on a granite hearth, with a marble surround, two radiators, staircase leading to the first floor. Twin opening doors lead to:

Open Plan Kitchen Dining Room: 16' 6" x 10' 6" (5.03m x 3.20m) UPVC double glazed window and door to the rear & side aspect, modern fitted wall and base units with complementary, working surfaces and tiled splashback, inset ceramic sink with mixer tap, built in oven and grill inset five ring gas burner hob, extractor canopy above, space and plumbing for a washing machine, space and plumbing for a dishwasher, Karndean flooring, built in under stairs storage cupboard, radiator, a concertina door leads to:

Sun Room: 9' 9" x 9' 9" (2.97m x 2.97m) The sun room is of brick construction with the rest being UPVC double glazed, double doors leading out onto the rear garden, Karndean flooring, radiator, inset spotlights to the ceiling.

Landing: UPVC frosted double glazed window to the side aspect, radiator below, doors lead to:

Bedroom One: 13' 4" x 10' 9" (37.56m x 3.27m) UPVC double glazed bay window to the front aspect, fitted wardrobes and matching drawers, radiator.

Bedroom Two: 10' 0" x 10' 9" (3.05m x 3.27m) UPVC double glazed window with lovely open views to the rear aspect, fitted wardrobes, radiator, access to the loft, doors lead to:

Bedroom Three: 7' 4" x 6' 0" (2.23m x 1.83m) (Currently utilised as a hobby room) UPVC double glazed window to the front aspect, radiator, shelving.

Shower Room: 5' 5" x 7' 4" (1.65m x 2.23m) 2 UPVC frosted double glazed windows to the rear aspect, contemporary white suite comprising, double width shower cubicle, close coupled WC, wash hand basin with mixer tap, inset to a vanity unit, radiator, part tiling to the walls, inset spotlights, extractor fan.

Outside: There is a block paved driveway to the front with a gravelled area aside. A gate gives access along the side elevation. To the rear the majority of the garden is mainly paved, a gate leads to a laid to lawn garden with mature plant beds aside. there are two useful storage sheds.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold - 995 years from 1 May 1938

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band B with Bolton Council at an approximate cost of around £1524 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 or visiting: 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 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.

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: 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

