



Independent Estate Agents Est. 1982
Cardwells™

www.cardwells.co.uk

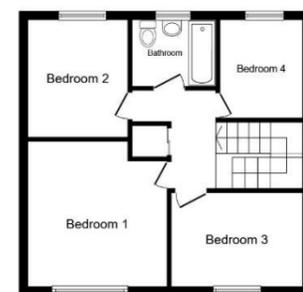
RODMELL CLOSE, BROMLEY CROSS, BL7 9DT



- Freehold, gas combi C.H, uPVC D.G
- Ground floor shower room
- 4 Beds, upgraded family bathroom
- Spacious lounge, arch to dining room
- Study, TV room, fitted kitchen
- Double driveway & double garage
- Well presented generous living space
- Excellent head of cul de sac position



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Independent Estate Agents Est. 1982
Cardwells



Offers in Excess of £385,000

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

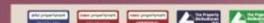
LETTINGS & MANAGEMENT

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.



A modern detached house that has been extended to the side/ground floor and is situated at the head of a cul de sac off Higher Ridings being close to the medical centre, various schools, shops and Bromley Cross railway station. So from the front, the property does not look as large as it actually is! Benefits include gas central heating (boiler in loft) uPVC double glazing and we are advised is Freehold. Please watch the viewing video to get a detailed idea of the property and then please make an appointment to view with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Integral storm porch:

Hall: 9' 10" x 5' 1" (3m x 1.56m) Amtico flooring, turning staircase off.

Cloaks WC shower room: 7' 6" x 3' 11" (2.28m x 1.20m) Quadrant shower cubicle, electric shower, WC and wash basin. Tiled walls and floor.

Kitchen: 8' 2" x 11' 8" (2.50m x 3.56m) Professionally fitted range of glossy white cabinets, base cupboards/drawers, ample worktops and matching breakfast bar, wall units to match, One and half bowl sink, Bosch oven, gas hob and extractor hood, plumbing for automatic washing machine, plumbing for dishwasher. Tiled walls and floor.

Lounge: 23' 0" x 12' 2" (7.02m x 3.70m) at widest points Hanging bay window, marble polished wood fireplace inset gas flame fire, sliding patio doors to garden, archway to dining room.

Dining room: 9' 10" x 10' 10" (3m x 3.31m) Hanging bay window.

TV room: 7' 10" x 7' 8" (2.39m x 2.33m)

Study: 7' 10" x 7' 8" (2.39m x 2.33m)

Landing: Built in store cupboard.

Bedroom 1: 12' 2" x 11' 5" (3.71m x 3.49m) Sliding door wardrobes.

Bedroom 2: 9' 10" x 8' 3" (3m x 2.51m) Feature ceiling and lighting.

Bedroom 3 7' 7" x 10' 4" (2.30m x 3.16m) Fitted wardrobes and drawers

Bedroom 4: Used as a dressing room. Professionally fitted wardrobes and drawers to 2 walls.

Bathroom: 6' 7" x 6' 7" (2m x 2m) Modern white suite, bath with T bar mixer shower above and glass screen, WC and wash basin, walls and floor tiled in lovely ceramics, heated towel rail, spot lighting to ceiling.

Garage: 17' 1" x 16' 0" (5.2m x 4.87m) Brick detached double garage, vehicle up and over door, personal door, served by double driveway.

Gardens: Open plan lawned front garden. The garden fans out widening from the front to the rear. The rear garden is elevated with steps on different levels with a lovely water feature, patio areas and a large lawn.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Freehold.

Council tax: Cardwells estate agents Bolton research shows the property is band D annual charge of £2147

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. 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

