

CATERHAM AVENUE, BOLTON, BL3 3RF

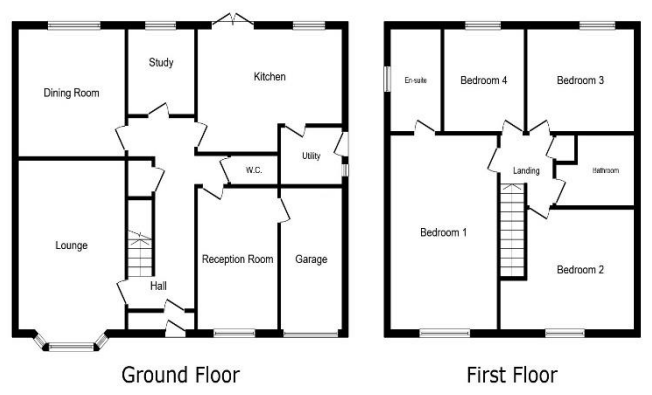


- Detached family home
- Four bedrooms
- En suite, family bathroom, cloak/wc
- Three reception rooms
- Driveway and garage parking
- Front and rear gardens
- Kitchen and utility room
- Solar panels



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
--	---	---



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 liability is accepted. They should 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 only rely on its own inspection. Powered by www.propertybase.co.uk



Located within the sought after estate, Sunninghill Park, is this wonderful detached family home which offers spacious accommodation throughout and benefits from solar panels. To the downstairs the property comprises an entrance hallway, three reception rooms plus a study, cloakroom/wc, kitchen and utility both with complimentary granite worktops. To the first floor there are four double bedrooms with the master having a four piece en-suite incorporating a vanity unit with inset sink, wc, panelled bath with mixer tap and walk in shower cubicle plus a three piece family bathroom. Externally the property has a block paved driveway for multiple vehicles leading to a single garage with automatic roller shutter door and a lawned garden at the front and to the rear of the property there is a covered flagged patio area, lawned garden with mature borders surrounding and a designated seating area which captures the sun. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, under stairs storage, radiator.

Cloakroom w.c: Ceiling light point, wc, sink, vertical ladder radiator, tiled floor with splashback to the walls, extractor fan.

Lounge: 3.55 Ceiling light, Karndean flooring, living flame gas fire and surround, double glazed bay window to the front, radiator.

Dining room: 11' 8" x 11' 7" (3.56m x 3.54m) Ceiling light point, radiator, Karndean flooring, double glazed window to the rear.

Study: 7' 10" x 7' 3" (2.38m x 2.22m) Ceiling light point, radiator, Karndean flooring, double glazed window to the rear.

Kitchen: 15' 9" x 11' 3" (4.81m x 3.43m) Ceiling light point, double glazed window to the rear, double glazed French doors to the rear, radiator, range of fitted wall and base units with complimentary granite work tops, extractor fan, integrated gas hob, double electric oven, dishwasher, fridge/freezer, one and a half stainless steel sink with mixer tap and drainer.

Utility: 7' 10" x 4' 11" (2.38m x 1.50m) Ceiling light point, double glazed window to the side, double glazed door to the side, radiator, fitted wall and base units with complimentary granite work tops, stainless steel sink, space for a washing machine and dryer, tiled floor with splashback to the walls.

Reception room: 15' 0" x 8' 7" (4.57m x 2.62m) Ceiling light point, laminate floor, radiator, double glazed window to the front, door to the garage.

Garage: 15' 9" x 8' 10" (4.81m x 2.70m) Ceiling light point, recently fitted wall mounted Worcester boiler, automatic roller shutter door to the front.

Landing: Ceiling light points, storage cupboard.

Bedroom 1: 17' 10" x 11' 11" (5.43m x 3.64m) Ceiling light point, radiator, double glazed window to the front.

En suite: 9' 3" x 5' 6" (2.81m x 1.68m) Downlights, double glazed window to the side, laminate effect flooring, tiled walls, vertical ladder radiator, four piece suite incorporating a wc, panelled bath with mixer tap, walking shower cubicle, vanity unit with inset sink.

Bedroom 2: 14' 8" x 11' 0" (4.46m x 3.36m) Ceiling light point, laminate effect flooring, radiator, fitted wardrobes, double glazed window to the front.

Bedroom 3: 11' 8" x 9' 4" (3.56m x 2.85m) Ceiling light point, radiator, fitted wardrobes, double glazed window to the rear.

Bedroom 4: 9' 4" x 9' 0" (2.84m x 2.74m) Ceiling light point, radiator, fitted wardrobes, double glazed window to the rear.

Bathroom: 8' 3" x 6' 5" (2.51m x 1.96m) Downlights, double glazed window to the side, Karndean flooring, tiled splashback to the walls, vertical ladder radiator, three piece suite incorporating a vanity unit with inset sink and wc, panel bath with mixer tap and shower over.

External: To the front of the property there is a block paved driveway for multiple vehicles leading to a single garage with automatic roller shutter door and a lawned garden. At the rear of the property there is a covered flagged patio area, lawned garden with mature borders surrounding and a designated seating area which captures the sun.

Viewings: All viewings are by advance appointment with 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 E £2625 per annum

Flood risk information: 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.
Plot size: Cardwells estate agents Bolton research shows the property is in an approximate plot size of 0.11 acre.

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

