



COX GREEN ROAD, EGERTON, BL7 9HF



- Two bed extended semi detached
- Accommodation over two levels
- 3 reception rooms
- Kitchen, ground floor shower room
- One bedroom on each level
- Five piece white en-suite bathroom
- Detached garage with resin driveway
- Gardens to front and rear, no chain



£299,950

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

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A superbly presented two bedroom semi detached, extended and spacious home, offered for sale with early vacant possession and no further upward chain delay. Situated on Cox Green Road in Egerton with beautiful countryside just a short walk away, including the West Pennine Moors and the Old Quarry. In fact the position is superb as there is a rural feel, yet with the village centre amenities of Bromley Cross are all within walking distance, to include shops, popular schools and Bromley Cross railway station which directly serves Manchester, Salford, Bolton and Blackburn. The extended accommodation is very well presented throughout and briefly comprises: entrance vestibule, reception hallway, home office, living/dining room, extended sitting room, quality fitted breakfast kitchen, ground floor shower room and ground floor bedroom two. To the first floor there is a master bedroom with three separate built-in wardrobe/storage areas and a substantial five piece en-suite bathroom suite. Externally there are lovely garden areas to both the front and the rear plus a detached garage served by a sizable resin driveway providing additional off-road car parking. The property benefits from gas central heating, double glazing, a security alarm system and importantly is sold with no further upward chain delay. In the first instance there is a walk-through viewing video available to watch and then a viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or via www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule: 4' 5" x 3' 7" (1.355m x 1.091m) Quality leaded glass double glazed entrance door with matching window to the side.

Reception Hallway: 13' 0" x 6' 8" (3.974m x 2.044m) Measured at maximum point Radiator, quality internal doors.

Home office: 11' 2" x 10' 11" (3.392m x 3.318m) UPVC style window to the front complete with fitted blinds, radiator, spindle staircase off to the first floor, double doors open up into the living room. This is a versatile room which may suit a variety of uses.

Living / Dining Room: 15' 10" x 11' 0" (4.815m x 3.360m) Marble fireplace, radiator, doors into the living room from the kitchen and the hallway. The living room opens into the sitting room extension.

Sitting Room: 17' 10" x 9' 6" (5.440m x 2.908m) UPVC bi-folding doors open out onto the rear garden and there are additional UPVC windows to the rear and to the side, allowing plenty of natural light.

Breakfast Kitchen: 11' 9" x 16' 2" (3.580m x 4.930m) Measured at maximum point. A quality professionally fitted kitchen with an excellent range of matching drawers, base and wall cabinets, freestanding dishwasher and washing machine, cooker with double oven, grill and electric hob with extractor, superb storage space, sink unit, UPVC style window, side entrance door, radiator, spotlighting, internal UPVC window.

Ground Floor Bedroom Two: 12' 3" x 10' 8" (3.727m x 3.253m) Measured at maximum points into the UPVC bay window to the front complete with fitted blinds, wardrobes to one wall, feature wallpaper, radiator.

Ground Floor Shower Room: 8' 4" x 5' 4" (2.540m x 1.637m) The stylish modern three piece shower room with a large shower area providing both hand held and overhead shower options, wash hand basin with built on storage space and wc. Heated towel rail, UPVC window to the side with fitted blind.

First floor Landing: 4' 5" x 3' 0" (1.354m x 0.910m) Access point, second alarm control panel.

Master Bedroom: 16' 5" x 12' 4" (5.014m x 3.763m) Measured at maximum points. Double glazed skylight windows to the front and the rear, radiator, three separate built-in wardrobe/storage areas. Door to the en-suite bathroom.

En-Suite: 12' 4" x 10' 7" (3.770m x 3.233m) A stylish white five piece bathroom suite comprising double size shower enclosure with both hand held and overhead shower options, bath, pedestal wash hand basin, dual flush WC and bidet. Heated towel rail, UPVC double glazed window, ceramic wall tiling, extractor fan.

Eaves Storage Space: 4' 1" x 11' 0" (1.240m x 3.341m) Accessed from the en-suite bathroom. The eaves storage space houses the gas central heating boiler and is boarded perfect for storage.

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

Outside: Front garden. The front garden is predominantly laid to lawn with a border of small shrubs. Rear garden. The rear garden enjoys both lawn and patio space and is enclosed by fencing, bordered with very well stocked flower beds, there is a timber summer house and additional patio space.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 January 1958.

Garage: There is a single detached garage served by a long resin driveway which runs down the side of the property providing off-road car parking for several vehicles.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £1909.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Chain Details: The property is offered for sale with early vacant possession and no further upward chain delay.

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