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**FRINTON ROAD, MIDDLE HULTON, BL3 3TQ**



- Extended family home
- Three bedrooms
- Bathroom and shower room
- Lounge and dining room
- Extended kitchen/breakfast room
- Driveway parking
- Large rear garden
- Close to many amenities



**Offers in Excess of £250,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located at the head of a quiet cul-de-sac is this well presented and extended semi detached family home. Whilst extended, the property still does offer further potential for extension subject to the necessary planning consent. Internally the accommodation comprises a lounge with a bay window to the front, dining room with French doors leading to the garden, a large kitchen/breakfast room with a range of fitted wall and base units with space for a multi fuel range oven, washing machine, dishwasher, dryer, fridge and freezer. There is a shower room to the ground floor. The first floor has three good sized bedrooms, two of which are double rooms with the master bedroom having a bay window to the front. Three piece family bathroom incorporating a wc, bath and wash hand basin. Externally there is a driveway parking for at least two cars with access leading down the side of the property to a large rear garden with laid to lawn, flagged patio area and space for a shed. 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

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

**Entrance Hallway:** Radiator, stairs to the first floor.

**Lounge:** 13' 3" x 11' 7" (4.04m x 3.54m) Double glazed bay window to the front, laminate effect flooring, multi fuel stove, radiator.

**Dining Room:** 15' 5" x 9' 1" (4.70m x 2.76m) Double glazed French doors to the rear, radiator, laminate effect flooring.

**Kitchen/Breakfast Room:** 27' 10" x 19' 3" (8.48m x 5.88m) Dual aspect double glazed windows to the rear and side with a door to the side, range of fitted wall and base units with contemporary worktops, island unit, extractor fan, space for a multi fuel range oven, washing machine and a dishwasher, undercounter fridge and freezer, one and a half stainless steel sink with mixer taps and drainer, part laminate effect flooring, tiled splashback to the walls, radiator.

**Shower Room:** 8' 4" x 5' 3" (2.53m x 1.60m) Suspended ceiling with lighting, radiator, tiled floor and walls, shower cubicle, wash hand basin.

**Landing:** Double glazed window to the side, loft access.

**Bedroom 1:** 11' 7" x 9' 10" (3.54m x 2.99m) Double glazed bay window to the front, radiator.

**Bedroom 2:** 9' 5" x 9' 3" (2.86m x 2.83m) Double glazed window to the rear, radiator, fitted wardrobes.

**Bedroom 3:** 8' 0" x 5' 11" (2.44m x 1.81m) Double glazed window to the front, radiator.

**Bathroom:** 6' 5" x 5' 5" (1.95m x 1.66m) Three piece suite incorporating a WC, wash hand basin, bath, double glazed window to the rear, radiator, tiled walls.

**Externally:** To the front of the property there is a driveway parking for at least two cars, with access leading down the side of the property to a large rear garden with laid to lawn, flagged patio area and space for a shed.

**Parking:** To the there is a driveway providing parking for at least two cars.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 August 1933.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band B annual charges of £1670.

**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.

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**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

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