



MARTIN GROVE, KEARSLEY, BL4 8DY



- Large 3 double bedroom semi
- Cul de sac, little passing traffic
- Stylish modern fitted kitchen / diner
- Two generous reception rooms
- Walk in wardrobes off bedroom 2
- Rewire 2023, gas combi ch, UPVCDG
- Potential to create a 4th bedroom
- Private driveway parking, lovely grdns



£235,000

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 generously sized three bedroom semi detached family home situated in a consistently popular residential location, being in a quiet cul-de-sac with little passing traffic and just a very short walk from a childrens park and play area. This is a superb place to raise a family. There are popular schools at both primary and secondary level within easy reach, there is a beautiful countryside nearby, fantastic restaurants, shops and sporting clubs, whilst Kearsley train station is just a short walk away and St Peters Way is only a few minutes drive for those commuting via the road network. Stoneclough, Prestolee, Ringley, Radcliffe, Swinton, Clifton and Walkden are all within easy reach as are Bolton, Salford and Manchester, although further afield. The accommodation is well presented throughout and extends to around 1057 ft.², briefly comprising family room, separate lounge with patio doors off to the rear garden, kitchen/diner complete with patio doors off to the rear garden, first floor landing, three double bedrooms and a modern white three-piece family bathroom suite. There is private off-road driveway car parking, lovely front garden and a fully enclosed rear garden with both patio and lawn space. The family home benefits from gas combination central heating, UPVC double glazing and we are advised that it was rewired in 2023. There really is a great deal to admire and only from a viewing and everything on offer be fully appreciated. This can be arranged by calling Cardwells Estate Agents Bolton on: 01204381281, emailing; bolton@cardwells.co.uk or visiting; www.cardwells.co.uk. in the first instance there is a walk through viewing video available to watch.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area is around 1,057 square feet.

Family Room: 17' 6" x 10' 10" (5.340m x 3.308m) An open plan reception room with UPVC bay window to the front and additional UPVC window to the side of the UPVC entrance door, stylish ceramic tiled flooring, two radiators, turning staircase off to the first floor, understairs storage space. the family room opens directly into the kitchen/diner.

Lounge: 14' 6" x 11' 6" (4.419m x 3.495m) UPVC window to front and double UPVC patio doors that opens out onto the rear garden, radiator, fireplace.

Kitchen/Diner: 8' 2" x 17' 6" (2.483m x 5.322m) A stylish and modern open plan family kitchen/diner with an excellent range of matching drawers, base and wall cabinets, integrated oven/grill, electric hob with extractor over, stainless steel sink and drainer with mixer tap over, space for the dishwasher, washing machine and (perhaps) an American fridge freezer. UPVC window overlooking the rear garden, UPVC patio doors that open out onto the rear garden, wall mounted gas combination central heating boiler, tall feature radiator, quality and stylish ceramic floor tiling.

First Floor Landing: 8' 8" x 4' 1" (2.635m x 1.244m) Loft access point, radiator, spotlighting.

Bedroom One: 14' 6" x 11' 5" (4.423m x 3.468m) A very light room with UPVC windows to the front and the rear, radiator, there may be potential for this room to be divided internally into two separate bedrooms, which would potentially create a four bedroom design.

Bedroom Two: 10' 6" x 9' 9" (3.204m x 2.972m) UPVC window to the front, radiator, walk in storage space with UPVC window and additional thoughtfully designed walk in wardrobe.

Walk in Wardrobe: 9' 10" x 3' 4" (2.994m x 1.019m) A thoughtfully designed walk in wardrobe area which is completely closed off from the bedroom.

Bedroom Three: 9' 7" x 8' 5" (2.922m x 2.571m) UPVC window to the rear, radiator, wood laminate flooring.

Family Bathroom: 8' 7" x 4' 11" (2.624m x 1.486m) A modern white three piece bathroom suite comprising dual flush WC, pedestal wash hand basin and bath with both hand held and overhead shower options, fitted shower screen, ceramic wall tiling, heated towel rail, 2 UPVC windows, spotlighting.

Plot Size: The overall approximate plot size is around 0.08 of an acre.

Parking: There is private off-road driveway car parking.

Front Garden: A generous size front garden and is particularly private being sat behind a mature hedge row to the front with trees and shrubs to the side, the garden area is predominantly laid to lawn.

Rear Garden: The garden enjoys both lawn and patio areas and is a wonderful place for entertaining and children to play. There is a detached shed which is included in the sale with raised stone flower beds to one side.

Chain Details: The property is offered for sale with an upward chain, at the time of writing the details of which have yet to be confirmed.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Freehold.

Bolton Council Tax Band: The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is A at an annual cost of around £1,432 per annum.

Flood Risk Information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Conservation Area: Cardwells Estate Agents Bolton pre-marketing research shows that the property is not within 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 at your convenience.

Thinking of selling or letting a property 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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

