



Independent Estate Agents **Cardwells** Est. 1982

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LITTLE STONES ROAD, EGERTON, BL7 9UN



- 3 bedrooms family home
- Superb views to the rear
- Accommodation over 3 floors
- Versatile living space
- Open plan kitchen dining room
- Bathroom & shower room
- Lovely garden, garage
- Excellent amenities close by



£299,950

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A great opportunity to purchase this superb family home, with fantastic views. The accommodation is over three floors, providing versatile and spacious living space. Little Sones Road is a short stroll away from the heart of the village, and beautiful open countryside. Egerton has an array of good amenities, including shops, pubs, restaurants and schools. The accommodation briefly comprises entrance hall, spacious living room and a shower room. On the lower level you will find an open plan kitchen dining room, opening out onto the garden. Upstairs there are three bedrooms and the bathroom. Outside there is a paved garden/driveway to the front and a lovely landscaped rear garden with open views. There is also a single garage. The property benefits from UPVC double glazing and gas central heating. Viewing this highly recommended to fully appreciate this family home, bolton@cardwells.co.uk, (01204) 381281

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC double glazed front door leading to:

Entrance Hall: Enclosed staircase to the landing, built in cloaks cupboard, radiator, fitted shelving.

Living Room: 21' 10" x 12' 10" (6.65m x 3.91m) 2 UPVC dual aspect double glazed windows, two radiators, marble fireplace incorporating an electric fire, coving to the ceiling. From the living room there is a oak framed staircase leading down to:

Shower Room: 8' 4" x 5' 0" (2.54m x 1.52m) UPVC frosted double glazed window to the rear aspect, contemporary white suite comprising shower cubicle, wash hand basin with mixer tap inset to a vanity unit, close coupled WC, chrome plated towel rail, tiling to the walls, inset spotlights to the ceiling, built in utility cupboard which houses the washing machine and tumble dryer.

Open Plan Kitchen & Dining Area: 20' 6" x 14' 2" (6.24m x 4.31m) UPVC double glazed window and door, range of modern fitted wall and base units with complementary work surfaces, breakfast bar, inset stainless steel sink unit with mixer tap, integrated dishwasher, built-in oven and grill, inset induction hob with an extractor canopy above, spotlights to the ceiling.

Dining Area: Radiator, coving to the ceiling, built-in storage cupboard.

First Floor Landing: Radiator, access to the loft, doors lead to:

Bedroom One: 11' 1" x 9' 8" (3.38m x 2.94m) UPVC double glazed window to the rear aspect, fitted wardrobes with overhead storage cupboards and matching drawers, radiator.

Bedroom Two: 10' 10" x 9' 8" (3.30m x 2.94m) UPVC double glazed window to the front aspect, radiator below.

Bedroom Three: 7' 10" x 7' 6" (2.39m x 2.28m) UPVC double glazed window to the front aspect, fitting wardrobes with overhead storage cupboards, fitted shelving, radiator.

Bathroom: UPVC frosted double glazed window to the rear aspect, modern white suite comprising enclosed bath with mixer tap and a separate shower unit above, close coupled WC, wash hand basin with mixer tap, chrome plated towel, tiling to the walls.

Outside: The front garden/driveway is block paved and provides example off-street parking leading to a single garage with an up and over door. The rear garden is in two main parts. Directly behind the property, there is a paved patio and a canopied wooden decked area. Steps lead down to the bottom part of the garden, which has a shaped laid to lawn area and raised plant beds. There is also a mature magnolia tree. Along the side elevation, there are steps giving access to the front.

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 Freehold.

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

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.

Thinking of selling or letting: 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

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