

WINTERFIELD DRIVE, BOLTON, BL3 4TE



- Detached house
- 3 bedrooms
- Sought after development
- Favourable cul-de-sac position
- 2 reception rooms, conservatory
- Generous plot
- Drive & garage
- Benefits from Solar Panels



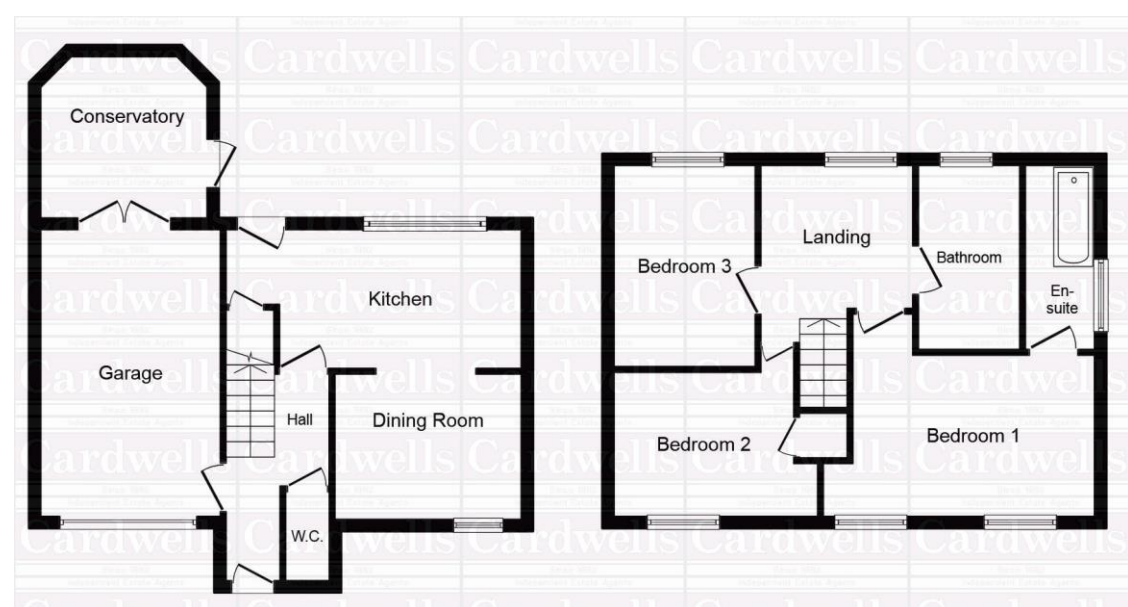
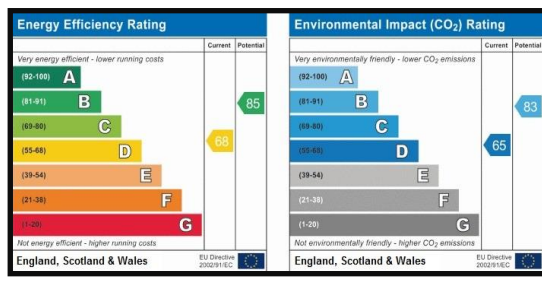
Offers in the Region Of £305,000

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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 great opportunity to purchase this three-bedroom detached family house, situated at the bottom of a cul-de-sac on a generous size plot. The development is sought after due to the local amenities and access to the motorway network and transport links. Viewing is highly recommended through Cardwells Letting agents Bolton. (01204) 381281, bolton@cardwells.co.uk. The accommodation briefly comprises; Entrance hall, guest WC, living room with feature fireplace, uPVC double glazed conservatory, kitchen with an open plan dining room. Upstairs there are three bedrooms and a bathroom. The master bedroom has an ensuite shower room. Outside there are gardens to the front and rear and a driveway provides ample parking leading to a single garage with an electronically operated door. The property also benefits from double glazing and gas central heating. The property also has the added benefit of solar panels.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC frosted glazed front door leading to

Entrance hall: Radiator, staircase the landing doors leading to

Guest w.c: Frosted double glazed and porthole style window front aspect, close coupled WC, wash basin, tiled floor, radiator.

Living room: 15' 9" x 10' 1" (4.80m x 3.07m) uPVC double glazed window front aspect, two radiators, feature Limestone fireplace incorporating a living flame gas fire, coving to the ceiling, uPVC double glazed doors leading through to

Conservatory: 12' 1" x 9' 8" (3.68m x 2.94m) The conservatory is of a brick base construction with the rest being uPVC double glazed, door leading out onto the rear garden, radiator.

Kitchen: 16' 4" x 7' 5" (4.97m x 2.26m) uPVC double glazed window and a uPVC frosted double glazed door rear garden aspect, range of modern fitted wall and base units with complimentary working surfaces and splash backs, inset single bowl single drainer stainless steel sink unit with mixer tap, built in oven and grill incorporating an inset four ring gas burner hob with a stainless steel extractor canopy above, integrated dishwasher and washing machine, space for a fridge freezer, tiled floor, built in storage cupboard, radiator. Opens to

Dining room: 10' 0" x 8' 1" (3.05m x 2.46m) uPVC double glazed window front aspect, radiator, coving to the ceiling.

Landing: uPVC double glazed window rear aspect, access to the loft

Bedroom 1: 14' 9" x 8' 9" (4.49m x 2.66m) 2 uPVC double glazed windows front aspect radiator.

En suite shower room: 6' 8" x 4' 4" (2.03m x 1.32m) uPVC frosted double glazed window to side aspect, shower cubicle, close coupled WC, wash basin, tiled splash backs, tiled floor, chrome plated towel rail, built in storage cupboard.

Bedroom 2: 11' 7" x 7' 6" (3.53m x 2.28m) uPVC double glazed window front aspect radiator below, built in airing cupboard.

Bedroom 3: 8' 1" x 7' 8" (2.46m x 2.34m) uPVC double glazed window rear aspect, radiator, fitted wardrobes.

Bathroom: 6' 8" x 5' 6" (2.03m x 1.68m) uPVC frosted double glazed window rear aspect, white suite comprising, panel enclosed bath with a shower above, close coupled WC, wash basin, tiled floor, part tiling to the walls, chrome plated towel rail. Extractor fan.

Outside: Outside front there is an open plan laid to lawn garden with a generous size paved driveway which leads to a single garage with an electronically operated door. Rear there is a good size garden which is mainly laid to lawn with a paved patio and a gravelled area.

Viewing: All viewings are by advanced appointment with Cardwells Letting Agents, Bolton, 01204 381281 or via lettings@cardwells.co.uk

Tenure Cardwells Letting Agents Bolton pre market research indicates that the property is of a leasehold tenure.

Council Tax Band Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band D and the current cost is £2147 per annum payable to Bolton council.

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is 861ft.² and is on a plot of approximately 0.07 of an acre

Flood Risk Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk.

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