



Independent Estate Agents Est. 1982
Cardwells™

www.cardwells.co.uk

CARISBROOKE DRIVE, ASTLEY BRIDGE, BL1 8PX



- 3 bedroom semi detached house
- Ideal family home
- Cul de sac position
- Very popular & convenient location
- Extended kitchen, separate dining area
- Good amenities & transport links
- Close to Hall 'ith Wood train station
- Viewing recommended



Offers Over £200,000

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

Independent Estate Agents Est. 1982
Cardwells

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 traditional three bedroom semi-detached house, situated in a cul-de-sac, close to good local schools and local shops. Crompton Way and Hall 'ith Wood train station are close by. The property has been extended on the ground floor, creating a kitchen with a separate open plan dining room. This is an ideal family home or first time purchase. To arrange a viewing please contact our Cardwells Bolton office, 01204 381281, bolton@cardwells.co.uk The accommodation briefly comprises; Entrance hall, lounge, dining room and a kitchen. Upstairs there are three bedrooms and a bathroom. Outside, there is a driveway/garden to the front and an enclosed garden to the rear. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Entrance hall: uPVC frosted double glazed window front aspect, wooden flooring, radiator, staircase leading to the landing.

Lounge: 18' 4" x 10' 10" (5.58m x 3.30m) uPVC double glazed sliding patio door rear garden aspect, uPVC double glazed window front aspect, feature Limestone fireplace incorporating a living flame gas fire, radiator, coving to the ceiling.

Dining room: 11' 0" x 7' 9" (3.35m x 2.36m) uPVC double glazed window side aspect, radiator below, built in under stairs storage cupboard, coving to the ceiling.

Kitchen: 11' 2" x 9' 0" (3.40m x 2.74m) 2 uPVC double glazed windows rear aspect, fitted wall and base units with complementary work top surfaces, inset stainless steel sink unit with mixer tap, space for a range cooker, extractor canopy above, space for a washing machine, integrated dishwasher, space for an American style fridge freezer, a door gives access to the side elevation.

Landing: uPVC frosted double glazed window side aspect, access to the loft, doors lead to

Bedroom 1: 11' 6" x 11' 5" (3.50m x 3.48m) uPVC double glazed bay window front aspect, radiator.

Bedroom 2: 11' 3" x 8' 0" (3.43m x 2.44m) uPVC double glazed window rear aspect, radiator below, coving to the ceiling.

Bedroom 3: 7' 7" x 7' 6" (2.31m x 2.28m) uPVC double glazed window rear aspect, radiator below, wooden flooring, coving to the ceiling.

Bathroom: 7' 2" x 7' 4" (2.18m x 2.23m) uPVC frosted double glazed window front aspect, white suite comprising, bath with a mixer tap, separate shower above, wash basin with mixer tap, fitted vanity unit below, close coupled WC, tiled floor, tiling to the walls, coving to the ceiling.

Outside: To the front, there is a block paved driveway /garden, a gate gives access along the side elevation. The rear garden is enclosed with an 'Astroturf' style surface and a paved patio.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 990 years from 24 June 1932

Council tax: Cardwells estate agents Bolton research shows the property is band B £1,670 per annum

Plot size: Cardwells estate agents Bolton research shows the plot size is 0.04 acre

Flood risk information: Cardwells estate agents Bolton research shows the property is in a no flood risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

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 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 Estate Agents Bolton 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

