



LOWER MEADOW, TURTON, BL7 0DQ



- Fantastic detached house 1216 sqft approx
- Suit 3 or 4 bedroom configuration
- Scope for further easy extensions, if required
- Large private enclosed landscaped gardens
- Quiet head of cul de sac, close to village centre
- Gas ch, uPVC d/g, excellent presentation
- Garage & driveway parking for 3 cars
- Watch the viewing video, highly recommended



Offers in Excess of £425,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A superbly presented and extended detached house enjoying a quiet and very pleasant head of cul de sac location, close to the village centre and all the local countryside walks. Set in a wonderful and private plot that stands out from the front to give a very large rear and side garden, would be simply ideal and safe for children to play in. The property offers approx 1216ft sq of living space, has gas ch and uPVC d/glazing and briefly comprises open canopy porch, hallway with stairs off, cloaks wc, spacious lounge (extension), dining room (original lounge), bedroom 4/study (original dining room), kitchen/breakfast room, modern professional fitted kitchen with built in breakfast table and integrated appliances. First floor with walk around balustraded landing, three good sized bedrooms (each would take a double bed) and a modern bathroom. It should be noted that subject to planning permission, the property could, if required be extended quite easily. Only by personal inspection this wonderful family home be fully appreciated. We invite you to watch the viewing video prior and making the required appointment to view. All viewings are accompanied by cardwells and can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Open canopy storm porch:

Hallway 13' 7" x 6' 5" (4.13m x 1.96m) Stairs off, ceramic tiled flooring.

Cloakroom/wc: 4' 5" x 5' 9" (1.35m x 1.74m) Concealed flush wc, wash hand basin, partial tiling, ceramic tiled flooring, spotlights to ceiling, Baxi Platinum gas combi central heating boiler.

Lounge: 16' 2" x 14' 3" (4.94m x 4.35m) (Extension) A spacious, and light room with two windows and a patio doors which makes this a very bright room and gives access into the rear garden. Feature fireplace. Archway to:

Dining Room: 18' 1" x 10' 5" (5.5m x 3.17m) A bright through room with patio doors to the rear garden and an archway to the lounge. Originally this room was the lounge.

Bedroom Four/Study: 10' 5" x 10' 6" (3.18m x 3.19m) Originally the dining room previously used as a bedroom, now used as a study.

Kitchen Breakfast Room: 7' 0" x 19' 10" (2.14m x 6.04m) A modern professionally fitted kitchen with a range of base and wall units, complemented by ample work top space and matching breakfast table. Inset one and a half bowl stainless steel sink unit with mixer tap, gas hob, extractor hood, AEG oven/grill, integrated fridge freezer and dishwasher. Part tiling, spotlights to ceiling, plumbed for washing machine.

Landing: 15' 1" x 6' 3" (4.6m x 1.9m) Walk around balustraded landing, loft access which is insulated, built in storage cupboard.

Bedroom One: 12' 6" x 10' 10" (3.82m x 3.29m) Two doubles and one single wardrobes, plus built in storage cupboard, centre and bedside lights.

Bedroom Two: 10' 0" x 10' 8" (3.04m x 3.26m) Built in cupboard.

Bedroom Three 7' 10" x 10' 8" (2.39m x 3.26m) Double and single wardrobes.

Family Bathroom: 5' 3" x 10' 8" (1.60m x 3.25m) 'P' shaped bath with mixer shower above, concealed flush wc with vanity wash hand basin.

Outside: The gardens are a feature of the property and fan out from the front to enhance the size of the rear garden which is very private with a huge lawn and patio. Fully enclosed and secure it would be ideal for children to play safely on.

Garage: 17' 5" x 8' 11" (5.3m x 2.72m) Brick attached garage served by a wide paved driveway with easy parking for 2 to 3 vehicles.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.14 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band E annual charges of £2719

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.

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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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