



Independent Estate Agents
Cardwells Est. 1982

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GREENMOUNT PARK, KEARSLEY, BL4 8NS



- Extended semi detached family home
- Extensive garden to the rear
- Concrete imprinted driveway parking
- Three bedrooms with fitted wardrobes
- Lounge
- Snug open to kitchen/diner
- Close to many commuter routes
- Three piece family bathroom



Offers in the Region Of £265,000

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
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Located within a quiet residential estate is this beautiful, extended semi detached family home. The property is ideally located for a commuter with good access to Manchester, Bolton, Bury, Whitefield, the M62 being a short drive away and Kearsley train station also being a short distance from the property. The accommodation comprises an entrance hallway, lounge, snug, which is open to the extended kitchen/dining room with modern a modern kitchen featuring a centre island unit and double glazed French doors leading to an extensive rear garden. The first floor has three bedroom, the master bedroom having views to the front and the second bedroom having views over the rear garden and a three piece family bathroom incorporating a wc, pedestal sink and panelled bath with electric shower over. Externally there is a lawned garden with a concrete imprinted driveway leading to gates which gives access to the rear of the property. The rear garden is extensive and has a purpose built flagged patio area and pergola with a lawned garden stretching quite a distance, past the shed and to the greenhouse at the rear. For further information and to arrange a viewing please call Cardwells Estate Agents Bolton 01204 381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, radiator, laminate effect flooring, under stairs storage.

Lounge: 13' 3" x 11' 5" (4.03m x 3.48m) Ceiling light point, radiator, double glazed window overlooking the front garden.

Snug: 17' 7" x 8' 3" (5.35m x 2.52m) Downlights, double glazed window to the side, laminate effect flooring open into the kitchen/dining room.

Kitchen dining room: 16' 9" x 11' 11" (5.11m x 3.64m) Downlights, skylights, double glazed French doors leading to the rear garden, double glazed windows to the rear, laminate effect flooring, radiator, range of fitted wall and base units with, double electric oven, centre island unit with integrated induction hob, dishwasher, space for a washing machine and American fridge/freezer, one and a half sink with mixer tap and drainer.

Landing: Ceiling light point, double glazed window to the side, loft access.

Bedroom 1: 11' 11" x 10' 9" (3.62m x 3.28m) Downlights, double glazed window to the front, fitted wardrobes, radiator.

Bedroom 2: 10' 11" x 9' 5" (3.33m x 2.88m) Ceiling light point, double glazed window overlooking the rear garden, radiator, fitted wardrobes.

Bedroom 3: 8' 6" x 6' 6" (2.60m x 1.97m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

Bathroom: 6' 4" x 5' 6" (1.92m x 1.67m) Ceiling light point, double glazed window to the rear, all mounted vertical ladder radiator, three piece suite in incorporating a WC, pedestal sink, panelled bath with mixer tap and electric shower, tiled walls.

Externally: To the front of the property there is a lawned garden with a concrete imprinted driveway leading to the gates which gives access to the rear of the property. The rear garden is extensive and has a purpose built flagged patio area and pergola with a lawned garden stretching quite a distance, past the shed and to the greenhouse at the rear.

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 Freehold

Council tax: Cardwells estate agents Bolton research shows the property is band C annual costs approximately £1909

Flood risk information: Cardwells estate agents Bolton research shows the property is not in a flood risk area.

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

Thinking of selling or letting 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 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.

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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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

