



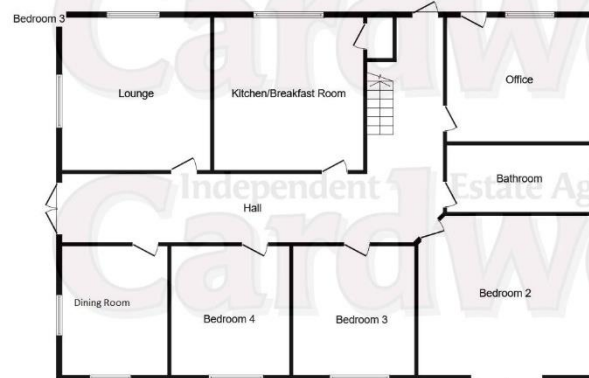
Independent Estate Agents Est. 1982
Cardwells™

www.cardwells.co.uk

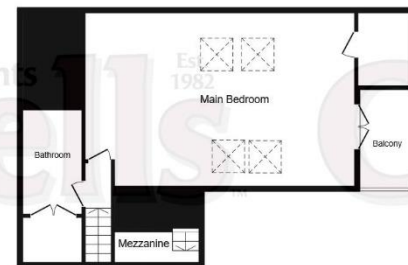
**WOODSIDE COTTAGE, WAGGON ROAD
 BREIGHTMET, BL2 5AU**



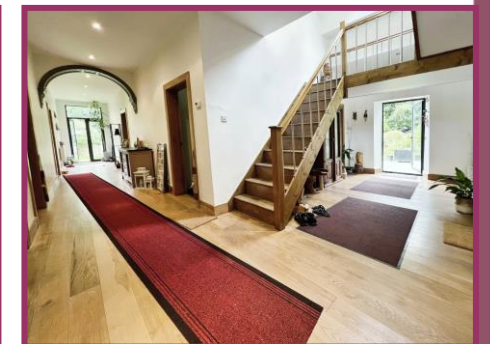
- Impressive detached family home
- Large plot mature gardens
- Private leafy location
- Backs onto seven acres park
- Many features, gated driveway
- Spacious & versatile accommodation
- 4 double bedrooms, 2 bathrooms,



Ground Floor



First Floor



£450,000

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.



Cardwells are delighted to offer for sale this superb period detached property, set within a private leafy location. Accessed via a gated driveway, just off Waggon Road, the plot is substantial in size with delightful mature gardens and a very useful yard area. This versatile family Home has many character and modern features, with lots of spacious accommodation over two floors including, an impressive reception hall, a large master bedroom on the first floor, three further bedrooms, two good sized reception rooms and an office. The spacious accommodation briefly comprises reception hall, lounge, dining room, kitchen breakfast room, study, three bedrooms and a bathroom. Upstairs there is a large master bedroom and a bathroom. Outside there are delightful mature gardens and a gated driveway. There is a yard to the bottom of the garden which is currently being utilised for storage. The property also benefits from gas central heating and double glazing. The drainage system is on a septic tank, which is located to the bottom of the front garden. Viewing is highly recommended to fully appreciate this fantastic property, through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwell.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Double glazed aluminium front door leading to:

Reception Hall: 5' 9" x 40' 3" (1.75m x 12.26m) A further aluminium double glazed door, wooden flooring, three radiators,, inset spotlights to the ceiling, staircase leading to a feature mezzanine landing.

Lounge: 15' 2" x 14' 9" (4.62m x 4.49m) Two aluminium double glazed windows to the garden aspect, feature fireplace incorporating a log burning stove, wooden flooring, radiator.

Dining Room: 14' 8" x 14' 7" (4.47m x 4.44m) Two aluminium double glazed windows to the garden aspect, feature fireplace incorporating a wood-burning stove, wooden flooring, radiator.

Kitchen Breakfast Room: 15' 2" x 22' 4" (4.62m x 6.80m) Aluminium double glazed window to the garden aspect, modern fitted kitchen with fitted wall and base units, granite worktop surfaces, central island breakfast bar, stainless steel sink unit, space for a range cooker, space for an American style fridge freezer, space for a washing machine, tumble dryer and a dishwasher, tiled floor, granite splashbacks.

Bedroom Two: 15' 10" x 17' 3" (4.82m x 5.25m) Aluminium double glazed French doors to the rear garden aspect, radiator, wooden flooring, fitted wardrobes.

Bedroom Three: 14' 3" x 12' 1" (4.34m x 3.68m) Aluminium double glazed window to the garden aspect wooden flooring, radiator, fitted wardrobes.

Bedroom Four: 14' 1" x 11' 9" (4.29m x 3.58m) Aluminium double glazed window to the garden aspect, ornamental fireplace, fitted wardrobes, wooden flooring, radiator.

Office/Study: 12' 4" x 15' 0" (3.76m x 4.57m) Aluminium double glazed window and door to the front aspect, wooden flooring, radiator.

Main Bathroom: 6' 8" x 14' 5" (2.03m x 4.39m) Aluminium double glazed window to the side aspect, modern suite comprising, free standing bath with mixer tap, wash basin with mixer tap inset to a vanity unit, close coupled WC, shower cubicle, chrome plated towel rail, inset spotlights to the ceiling.

Mezzanine Landing: Double glazed Velux window, wooden beam to the ceiling.

Master Bedroom: 17' 2" x 26' 10" (5.23m x 8.17m) Aluminium double glazed patio doors, four double glazed Velux windows, fitted wardrobes and drawers, walk in storage room, wooden flooring, wooden beams to the ceiling.

Upstairs Bathroom: 10' 4" x 5' 10" (3.15m x 1.78m) Double glazed window, contemporary white suite comprising, tiled enclosed bath with mixer tap, close coupled WC, wash hand basin with mixer tap, tile floor, tiling to the walls, built in eaves/storage space, wooden beam to the ceiling, inset spotlights.

Outside: There is a tree lined gated driveway leading along the side elevation, down to a useful hardstanding/storage area. To the front of the property, there is a large paved patio and a delightful garden which is mainly laid to lawn with feature tree and plant displays. A gate gives access to the side garden where you will find a substantial laid to lawn garden which continues to the rear elevation. There is a canopied wooden decked patio and a fishpond.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.49 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2147

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 01204 381281, 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

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

