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**ALDER GROVE, BROMLEY CROSS, BL7 9YL**



- Extended detached truebungalow
- Detached double garage
- Quiet cul-de-sac location
- Close to Jumbles & Railway Station
- Large conservatory with air con
- Lounge, dining room, quality kitchen
- Accessible white shower room suite
- Two bedrooms, no upward chain



**Offers in Excess of £325,000**

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A detached true bungalow situated in a quiet cul-de-sac with other detached bungalows in a leafy suburb of Bolton, close to the Jumbles Country Park and Jumbles Reservoir. The location really is superb being close to the centre of Bromley Cross village and Bradshaw, with Bromley Cross railway station just a short walk away which directly serves: Manchester, Salford, Bolton and Blackburn. The bungalow benefits from a sizable conservatory extension to the rear and is presented with fresh neutral decorations. There is a reception hallway, living room, dining room, fitted kitchen, master bedroom, generous second bedroom and a three-piece shower room suite. Externally there is a detached double garage served by a driveway providing additional private off-road parking, lawn garden areas to the front and easy maintenance and fully enclosed rear garden. The property benefits from UPVC double glazing, gas central heating, air-conditioning system in the conservatory and very well presented throughout. Importantly is sold with no further upward chain delay. It is quite unusual for detached bungalows to come to the market complete with a detached double garage in such a wonderful location, so this is an opportunity not to be missed. Viewing is highly recommended to appreciate all on offer, and in the first instance, there is a walk through viewing video available to watch, and then a personal viewing appointment can be arranged by calling: Cardwells Estate Agents Bolton on 01204381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting; [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Reception Hallway:** 11' 0" x 9' 8" (3.351m x 2.949m) Measured at maximum points. Quality UPVC entrance door with matching leaded UPVC window to the side, two built-in storage areas, radiator, loft access point.

**Living Room:** 13' 11" x 11' 6" (4.251m x 3.493m) Leaded UPVC double glazed windows to the front complete with fitted blinds, inset gas fire, two radiators, archway into the dining room.

**Dining Room:** 9' 7" x 7' 11" (2.928m x 2.409m) Radiator, sliding patio doors into the conservatory.

**Conservatory:** 17' 0" x 9' 2" (5.177m x 2.783m) A generously sized conservatory with both a fitted air-conditioning unit that can provide both warm and cool air and in addition a gas central heating radiator, wall mounted glowworm boiler, UPVC windows with fitted blinds, UPVC double doors which open out onto the rear garden and an additional UPVC pedestrian door which opens out onto the rear garden from the side of the conservatory, exposed brickwork, spotlighting, tiled floor.

**Kitchen:** 9' 10" x 9' 11" (2.988m x 3.035m) A quality professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, double oven/grill, gas hob with extractor over, freestanding dishwasher, stainless steel sink and drainer, spotlighting, complementary ceramic tiling to the walls and the floor, radiator, internal UPVC window to the conservatory and a UPVC door into the conservatory.

**Bedroom One:** 13' 7" x 8' 6" (4.136m x 2.589m) Professionally fitted bedroom furniture which provides mirrored wardrobe/storage space, matching mirrors, cabinets to either side and over the bed, UPVC window to the front with fitted blinds, radiator.

**Shower Room:** 9' 6" x 5' 7" (2.902m x 1.707m) The shower room has been designed as an easy access wet room with electric shower, wash hand basin and WC, folding easy access shower screen area, ceramic wall tiling, UPVC window, extractor, spot lighting.

**Bedroom Two:** 12' 6" x 9' 1" (3.809m x 2.768m) UPVC window to the rear complete with fitted blinds, radiator, spotlighting.

**Parking:** The double garage is served by a double width side-by-side driveway providing additional private off-road car parking, the driveway is finished in tarmac.

**Double Garage:** 17' 1" x 16' 4" (5.216m x 4.982m) Twin vehicle up and over access doors, fitted sink with plumbing for washing machine and space for the dryer, window to the garden side of the garage, UPVC pedestrian door which opens onto the back garden area, single glazed window to the rear of the garage.

**Outside:** The front garden is neatly laid to lawn. The back garden has been landscaped and designed with easy maintenance and all year round enjoyment in mind, being predominantly flaked in a patio style, it is excellent space for relaxing and entertaining whilst, there are raised flowerbeds finished in golden gravel.

**Plot size:** The overall approximate plot size extends to around 0.07 over an acre.

**Chain Details:** The property is sold with early vacant possession and no further upward chain delay.

**Council Tax:** The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is D at an annual cost of around £2,147 per annum.

**Flood Risk Information:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

**Conservation Area:** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

**Tenure:** Cardwells Estate Agents Bolton premarketing research indicates that the property is leasehold enjoying a term of 990 years from the 12th of May 1937, with around 903 years remaining.

**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](mailto:bolton@cardwells.co.uk) or visiting; [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance at your convenience.

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