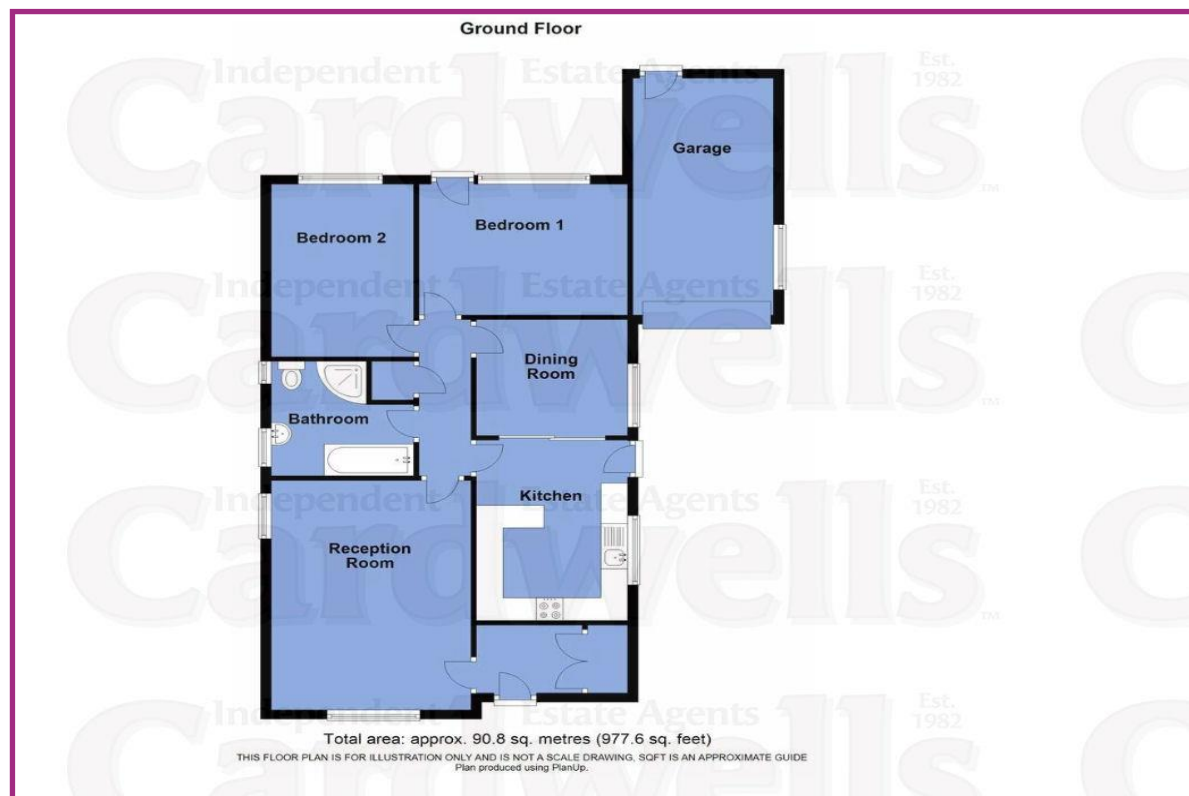




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		81
D	(55-68)	64	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



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CHESTERTON DRIVE, LADYBRIDGE, BL3 4RT



- Detached true bungalow
- No upward chain involved
- Sought after location
- 2 bedrooms, separate dining room
- Kitchen breakfast room
- Quiet cul de sac position
- Close to excellent amenities
- Mature gardens, generous



Offers in the Region Of £280,000

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

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 two bedroom detached true bungalow with 'no upward chain involved' This lovely property is situated in a quiet cul-de-sac location, close to excellent amenities. Inside you will find spacious accommodation including a separate dining room, which could be converted into a third bedroom if required. Convenient location for Lostock train station and the motorway network and bus stops close by. Viewing is highly recommended through Cardwells estate agents Bolton, 01204 381281 bolton@cardwells.co.uk

The spacious and well presented accommodation briefly comprises Entrance hall, lounge, inner hallway, separate dining room, kitchen breakfast room, two double bedrooms and a bathroom. Outside, there are gardens to the front and rear. A paved driveway provides ample off-street parking leading to a single garage with an electronically operated up and over door and rear door to garden. The property also benefits from double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC double glazed front door with matching windows aside leading to:

Entrance Hall: 6' 6" x 4' 11" (1.98m x 1.50m) Built in storage cupboards, radiator, coving to the ceiling.

Lounge: 12' 3" x 16' 6" (3.73m x 5.03m) 2 uPVC double glazed windows dual aspect, feature marble fireplace incorporating an electric fire, two radiators, dado rail, coving to the ceiling.

Inner Hallway: Radiator, built-in storage cupboard, access to the partially boarded loft, doors lead to:

Kitchen Breakfast Room: 9' 5" x 13' 1" (2.87m x 3.98m) uPVC double glazed window and door to the side aspect, fitted wall and base units with complementary work surfaces and breakfast bar, tiled splashbacks, built-in oven and grill, gas hob, concealed extractor hood above, stainless steel sink unit with mixer tap, space and plumbing for a washing machine, integrated fridge, radiator sliding doors lead to,

Dining Room: 8' 4" x 9' 5" (2.54m x 2.87m) uPVC double glazed window to the side aspect, radiator below, coving to the ceiling.

Bedroom One: 12' 1" x 9' 7" (3.68m x 2.92m) Double glazed window and door to the rear garden aspect, fitted wardrobes, matching dressing table unit and drawers, radiator, coving to the ceiling.

Bedroom Two: 12' 6" x 8' 11" (3.81m x 2.72m) uPVC double glazed window to the rear aspect, radiator below, coving to the ceiling.

Bathroom: 8' 7" x 8' 4" (2.61m x 2.54m) 2 uPVC double glazed windows to the side aspect, modern white suite comprising, enclosed bath with mixer tap, shower cubicle, wash basin with mixer tap inset to a vanity unit, close coupled WC, tiled floor, tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling, extractor fan.

Outside: There is an open plan laid to lawn garden to the front. A generous sized paved driveway leads to a single attached garage with an up and over door and rear door to garden. Delightful enclosed garden which is mainly laid to lawn with mature tree and plants borders aside. There are gates giving access along both side elevations.

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, 999 years from 1 April 1971

Council tax: Cardwells estate agents Bolton research shows the council tax band is D, annual charges of approximately £2147

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

