

WESTERDALE DRIVE, LADYBRIDGE, BL3 4QQ



- No onward chain
- Detached bungalow
- Sought after area of Ladybridge
- Close to Deane Golf Course
- Many local schools nearby
- Three bedrooms
- Front and rear gardens
- Driveway/garage parking

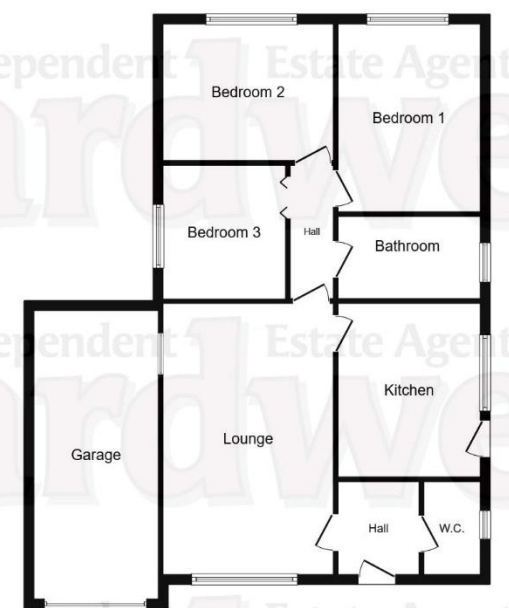


£270,000

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Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epca.gov.uk			

Offered for sale with no onward chain is this detached bungalow, needing some modernisation. Located within the desirable area of Ladybridge in Bolton. Internally the property comprises of an entrance hallway, cloakroom WC, large lounge, kitchen, inner hallway, three good size bedrooms and a three-piece family bathroom. Externally there is a flagged driveway providing parking, which leads to the garage and a lawned garden at the front of the property. To the rear of the property, there is a flagged path which leads to a lawn garden with mature surrounding. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Radiator.

Cloakroom/wc: 4' 11" x 4' 0" (1.51m x 1.21m) Wash hand basin, wc, double glazed window to the side.

Lounge: 19' 0" x 11' 11" (5.78m x 3.63m) Living flame gas fire and surround, radiator, dual aspect double glazed windows.

Kitchen: 12' 2" x 9' 11" (3.70m x 3.03m) Double glazed window and door to the side, radiator, breakfast bar, range of fitted wall and base units with space for electric cooker, washing machine, dryer, undercounter fridge, undercounter freezer, stainless steel sink with mixer tap and drainer, tiled splashback to the walls.

Inner hallway: Loft access.

Bedroom 1: 13' 2" x 9' 11" (4.02m x 3.03m) Radiator, fitted wardrobes, double glazed window overlooking the garden to the rear.

Bedroom 2: 11' 11" x 9' 7" (3.63m x 2.91m) Radiator, fitted wardrobes, double glazed window overlooking the garden to the rear.

Bedroom 3: 9' 4" x 8' 7" (2.85m x 2.61m) Fitted wardrobe, radiator, double glazed window to the side.

Bathroom: Radiator, double glazed window to the side, three piece suite incorporating a WC, wash hand basin, panel bath, tiled splashback to the walls.

Garage: 17' 8" x 8' 8" (5.38m x 2.65m) Good good sized single garage with double glazed window to the rear, ceiling light point, gas and electric metres.

Externally: To the front of the property there is a flagged driveway which leads to the garage and a lawn garden. To the rear of the property, there is a flagged path which leads to a lawn garden with mature surrounding.

Parking: There is a driveway to the front providing parking.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.10 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 18 October 1971

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 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.

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

