



WESTFIELD ROAD, MIDDLE HULTON, BL3 3TJ



- 3 bedroom true bungalow
- No upward chain involved
- Popular development
- Extended, well presented
- Master bedroom with en suite
- Newly fitted kitchen breakfast room
- Good local amenities & transport links
- Viewing recommended



£285,000

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A great opportunity to purchase this extended link detached true bungalow with no upward chain involved. The property is very well presented including a newly fitted quality kitchen breakfast room. Step inside and you will find spacious accommodation, three bedrooms and the master bedroom with an en suite shower room. Westfield Road is within close proximity of local shops, schools and transport links. The accommodation briefly comprises double glazed entrance porch, hallway, living room, conservatory, kitchen breakfast room, master bedroom with en suite shower room, two further bedrooms and a bathroom. Outside there is an open plan laid to lawn garden to the front along with a generous sized driveway which provides good off street parking which leads to a single garage with a roller shutter door. To the rear there is an enclosed low maintenance garden. The property also benefits from UPVC double glazing and gas central heating. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch UPVC double glazed entrance porch, wooden flooring.

Hallway: Wooden flooring, radiator, built-in storage cupboard, doors lead to:

Lounge: 19' 10" x 15' 0" (6.04m x 4.57m) Two radiators, UPVC double glazed window,, timber framed door conservatory aspect.

Conservatory: 12' 2" x 9' 9" (3.71m x 2.97m) The conservatory is of brick construction with UPVC double glazed French doors rear garden aspect.

Kitchen breakfast room: 17' 0" x 15' 4" (5.18m x 4.67m) 2 UPVC double glazed windows and door side aspect, contemporary fitted kitchen with marble effect worktop surfaces and breakfast bar, single drainer sink unit with mixer tap, built-in oven, induction hob, extractor hood above, integrated fridge freezer, dishwasher, built-in washing machine, recessed display lighting beneath the wall units, tiled splashbacks, inset spotlights to the ceiling, radiator.

Bedroom One: 11' 2" x 8' 7" (3.40m x 2.61m) UPVC double glazed window to the rear garden aspect, radiator.

En-Suite: UPVC frosted double glazed window to the side aspect, modern white suite comprising, shower cubicle, wash hand basin with mixer tap inset to a vanity unit, close coupled WC, tiled floor, radiator.

Bedroom Two: 12' 10" x 9' 6" (3.91m x 2.89m) UPVC double glazed window to the front aspect, radiator below.

Bedroom Three: 9' 6" x 8' 6" (2.89m x 2.59m) UPVC double glazed window to the front aspect, radiator below.

Bathroom: UPVC frosted double glazed window to the side aspect, modern white suite comprising, enclosed bath with a shower above, wash hand basin with mixer tap inset to a vanity unit, close coupled WC, tiled floor, radiator, access to the loft.

Outside: To the front there is an open plan laid to lawn garden. A driveway provides ample off street parking which leads to a single garage with an electronically operated roller shutter door. There is a low maintenance enclosed garden with plant displays. There is also a useful storage shed and UPVC double glazed doors giving access to the garage.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 900 years from 21 March 1967

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £1909.

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.

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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