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NUFFIELD CLOSE, HEATON, BL1 5GY



- Quiet cul de sac location
- Detached family home
- Four bedrooms
- Two reception rooms
- Family bathroom, en suite & cloaks wc
- Front and rear gardens
- Driveway and garage parking
- Close to local amenities



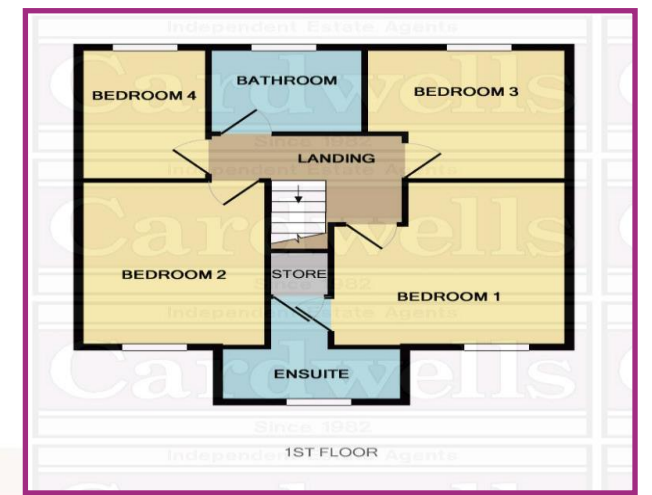
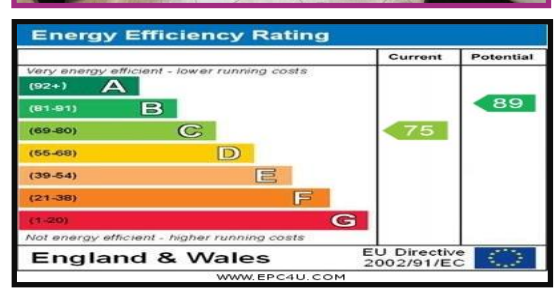
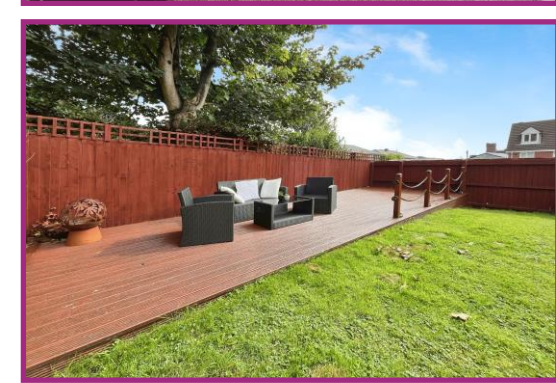
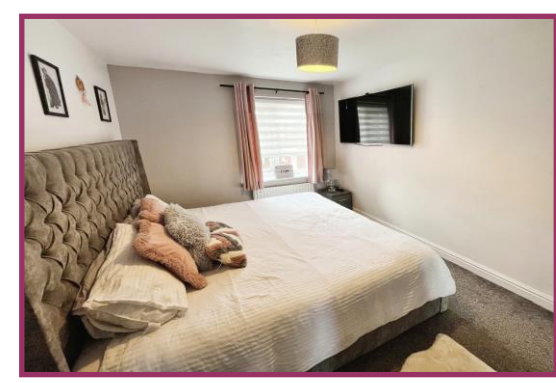
Offers Over £299,995

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Incorporating: Wright Dickson & Catlow, WDC Estates
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Situated on a quiet residential cul-de-sac, just off Chorley New Road in Heaton, is this beautifully presented detached family home. The property is located close to many local amenities and schools with Bolton town centre being a short drive away. Internally the property comprises an entrance hallway, cloakroom/wc, lounge, dining room and kitchen/breakfast room to the ground floor with four good sized bedrooms, en-suite to the master bedroom and modern family bathroom to the first floor. Externally there is a fitted EV charger with lawned garden and driveway parking for multiple vehicles at the front, leading to the detached garage. To the rear of the property there is a lawned garden with path which leads to a substantial decking area to the rear with flagged patio area and door to the detached garage. For further information and to arrange a viewing contact Cardwells Estate Agent Bolton 01204 381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, radiator, under stairs storage, laminate effect flooring, double glazed window to the side.

Cloakroom/w.c.: 4' 11" x 3' 11" (1.49m x 1.19m) Ceiling light point, double glazed window to the front, radiator, wc, sink, tiled floor and splashback to the walls.

Kitchen breakfast room: 21' 5" x 8' 0" (6.52m x 2.44m) Ceiling light point, double glazed windows to the front and the rear, door to the side, radiator, range of fitted wall and base units with complimentary worktops, integrated extractor fan, electric hob, electric oven, space for a washing machine, dishwasher, fridge/freezer, one and half stainless steel sink with mixer tap and drainer, tiled splashback to the walls.

Dining room: 10' 1" x 9' 1" (3.07m x 2.77m) Ceiling light point, double glazed window to the front, radiator, laminate effect flooring.

Lounge: 15' 11" x 10' 10" (4.85m x 3.30m) Ceiling light point, laminate effect flooring, radiator, double glazed French doors to the rear.

Landing: Ceiling light point, loft access.

Bedroom 1: 11' 6" x 9' 8" (3.50m x 2.94m) Ceiling light point, double glazed window to the front, fitted wardrobes, radiator.

En suite: 9' 2" x 4' 1" (2.79m x 1.24m) Ceiling light point, double glazed window to the front, wall mounted vertical ladder radiator, three piece suite incorporating a WC, vanity unit with inset sink, walk in shower cubicle, tiled floors and walls.

Bedroom 2: 12' 0" x 9' 4" (3.66m x 2.84m) Ceiling light point, radiator, double glazed window to the front.

Bedroom 3: 9' 1" x 6' 2" (2.78m x 1.89m) Ceiling light point, double glazed window to rear overlooking the rear garden, radiator.

Bedroom 4: 10' 1" x 9' 6" (3.07m x 2.90m) Ceiling light point, radiator, double glazed window to rear overlooking the rear garden.

Family bathroom: 7' 6" x 5' 11" (2.28m x 1.80m) Ceiling light point, extractor fan, double glazed window to the rear, modern 3 piece suite incorporating a WC, panel bath with mixer tap and shower above, vanity unit with inset sink, wall mounted vertical ladder radiator, tiled flooring and walls.

Externally: To the front of the property there is a fitted EV charger with lawned garden and driveway parking for multiple vehicles at the front, leading to the detached garage. To the rear of the property, there is a lawn garden with path which leads to a substantial decking area to the rear with flagged patio area and door to the garage.

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 January 2005

Council tax: Cardwells estate agents Bolton research shows the property is band D approx charges £2147 per annum.

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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