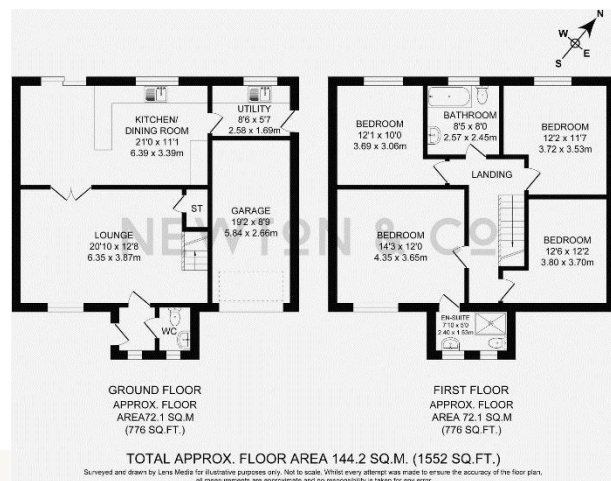




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		76	84
EU Directive 2002/91/EC			
www.epc4u.com			



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Est. 1982

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OAKS LANE, BRADSHAW, BL2 3BR



- Impressive detached house
- 4 double bedrooms
- Lovely spacious interior
- Sought after location
- Close to Cannon Slade school
- Countryside views to rear
- Not overlooked to the front
- Good local amenities, train stations



Offers Over £400,000

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E: bolton@cardwells.co.uk

**BURY**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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A stunning modern detached house tucked away in a sought-after location close to Canon Slade School. Cherry Tree House was constructed in 2009 and is only one of three built. The interior is modern and very spacious, with four double bedrooms and an en-suite shower room. Downstairs you will find a generous sized living room and an impressive open plan kitchen dining room looking out onto the delightful landscaped garden. The property overlooks Canon Slade sports fields to the front and distant lovely countryside views to the rear. There are good local amenities on the doorstep which include Canon Slade School, shops and transport links, Hall itth wood train station and Bromley Cross train station are within easy reach. The property comprises entrance hall, guest WC, lounge, open plan kitchen dining room and a utility room. Upstairs there are four double bedrooms and a family bathroom. The master bedroom has an en-suite shower room. Outside there are delightful gardens to the front and rear, along with a feature cobble driveway leading to a single garage with an up and over door. 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:**

Composite front door leading to:

**Entrance Hall:** UPVC double glazed window front aspect, radiator.

**Guest WC:** UPVC frosted double glazed window front aspect, close coupled WC, wash basin with mixer tap, tiled floor, part tiling to the walls, chrome plated towel rail.

**Lounge:** 12' 8" x 20' 10" (3.86m x 6.35m) UPVC double glazed window to the front aspect, two radiators, staircase to the landing, built in under stairs storage cupboard.

**Open plan kitchen dining room** 11' 1" x 21' 0" (3.38m x 6.40m) Double doors open through to:

**Dining Area:** UPVC double glazed sliding patio door to the rear garden aspect, tiled floor, radiator, inset spotlights to the ceiling.

**Kitchen Area:** UPVC double glazed window to the rear aspect, modern fitted wall and base units with granite working surfaces and tiled splashbacks, halogen hob, extractor canopy above, twin bowl sink unit with mixer tap, integrated dishwasher, built-in oven and grill, integrated fridge, tiled floor, radiator, inset spotlights to the ceiling.

**Utility Room:** 5' 7" x 8' 6" (1.70m x 2.59m) UPVC double glazed window and door to the garden aspect, modern fitted wall and base units, granite work surface, sink unit with mixer tap, space and plumbing for a washing machine, integrated freezer, tiled floor, radiator, extractor fan, space and venting for a tumble dryer. Landing

**Landing:** Radiator, access to the loft, doors lead to:

**Master Bedroom:** UPVC double glazed window to the front aspect, radiator below.

**En suite:** 2 UPVC frosted double glazed windows to the front aspect, shower cubicle, close coupled WC, wash hand basin with mixer tap, tiled floor, tiling to the walls, chrome plated towel rail, extractor fan.

**Bedroom Two:** UPVC double glazed window to the rear aspect, radiator below.

**Bedroom Three:** Double glazed window to the rear aspect, radiator below.

**Bedroom Four:** UPVC double glazed window to the front aspect, radiator below.

**Bathroom:** UPVC frosted double glazed window to the rear aspect, modern white suite comprising enclosed close bath with mixer tap and a shower above, close coupled WC, wash hand basin with mixer tap, tiled floor, part tiling to the walls, chrome plated towel rail, extractor fan.

**Outside:** There is a laid to lawn garden to the front with mature trees and plant borders. A cobbled driveway provides ample off street parking which leads to a single garage with an electronically operated an up and over door. Delightful enclosed rear garden which is mostly laid to lawn, with Indian stone paving and a feature semi circle seating area. Gates give access along both side elevations, and and external water tap.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 12 January 1959.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band E annual charges of £2625

**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.

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