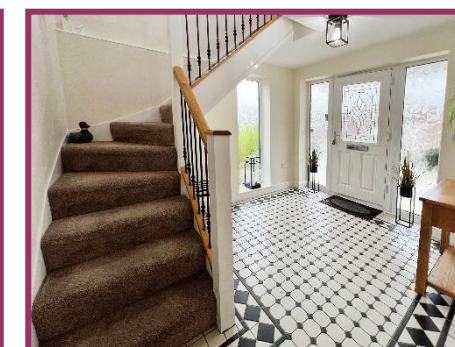


**UPPER MEAD, EGERTON, BL7 9EY**



- Impressive bespoke family home
- 4 bedroom semi detached
- Quality & spacious interior
- Many features, cul de sac position
- Stunning landscaped garden
- Lovely kitchen family room
- Close to heart of the village
- Countryside views



**Offers Over £450,000**

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

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Cardwells are pleased to offer for sale this stunning four bedroom semi-detached bespoke house, tucked away in a quiet cul-de-sac, close to the heart of the village. Step inside and you will notice the quality of the interior and the spacious accommodation, making this an ideal family home. There are many features including, an impressive kitchen family room, bar room, master bedroom with a conservatory, family bathroom, separate shower room, wood burning fireplace, solar panels, under floor heating and an impressive landscaped garden. Egerton has an array of good local amenities, including shops, schools, restaurants, cricket club and countryside walks all on the doorstep. The spacious and well presented accommodation briefly comprises reception hall, cloaks room, guest wc, lounge, bar room, open plan kitchen family room and a study. Upstairs you will find four bedrooms a bathroom and a separate shower room. Outside there are gardens to the front and rear, along with a driveway which provides ample off street parking. The property also benefits from UPVC double glazing, 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.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

UPVC double glazed front door with matching window panels aside.

**Reception Hall:** UPVC frosted double glazed window to the front aspect, tiled floor, built in under stairs storage cupboard, staircase leading to the landing.

**Cloaks Room:** Tiled floor, space for storage cupboards.

**Guest WC:** Close coupled WC, wash hand basin with mixer tap, vanity cupboard below, tiled floor, extractor fan.

**Living Room:** 13' 0" x 18' 1" (3.96m x 5.51m) UPVC double glazed window to the front aspect, further UPVC double glazed window to the front aspect, feature fireplace with a tiled chimney breast, wood burning stove, LVT flooring.

**Bar Room/Utility:** 14' 9" x 7' 9" (4.49m x 2.36m) UPVC double glazed window and door to the side aspect, fitted wall and base units with wooden block worktops, Belfast sink with mixer tap, space and plumbing for a washing machine.

**Bar Area:** Fitted shelving, wooden bar, with seating below, fitted storage cupboard, space for a drinks chiller, LVT flooring.

**Kitchen Diner:** 20' 6" x 11' 5" (6.24m x 3.48m) Range of modern fitted wall and base units with complementary worktop surfaces and splashback, central island, incorporating a sink unit with mixer tap, Fitted base units, integrated dishwasher, built-in Bosch oven and microwave, Bosch induction hob, and extractor canopy above, integrated fridge freezer, tiled floor, inset spotlights to the ceiling, two double glazed Velux skylight windows, double glazed bi-folding patio doors to the rear aspect.

**Snug:** 15' 9" x 7' 8" (4.80m x 2.34m) 2 UPVC double glazed windows to the rear garden aspect, tiled floor, radiator.

**Office/Playroom:** 8' 2" x 9' 0" (2.49m x 2.74m) UPVC double glazed window to the rear aspect, tiled floor, radiator.

**Landing:** 2 UPVC double glazed windows to the front aspect, doors lead to:

**Master Bedroom:** 10' 3" x 16' 6" (3.12m x 5.03m) UPVC double glazed bi-folding doors to the conservatory, radiator.

**Conservatory:** 9' 8" x 17' 3" (2.94m x 5.25m) UPVC double glazed with bi-fold doors which directly overlooks the rear garden. The conservatory also benefits from electric underfloor heating.

**Shower Room:** Contemporary suites comprising, shower cubicle, wash hand basin, close coupled WC and a heated towel rail.

**Dressing Room:** Fitted wardrobes/storage cupboards.

**Bedroom Two:** 12' 11" x 10' 6" (3.93m x 3.20m) UPVC double glazed window to the front aspect, fitted wardrobes.

**Bedroom Three:** 13' 3" x 7' 5" (4.04m x 2.26m) 2 UPVC double glazed windows to the front aspect.

**Bedroom Four:** 10' 10" x 6' 8" (3.30m x 2.03m) UPVC double glazed window to the rear garden aspect, radiator below.

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

**Outside:** There is a generous sized front garden/driveway with a paved drive which provides ample off street parking. There is an open plan laid to lawn area and an Indian stone paved pathway leading to the front door. Rear Garden Leading off the patio doors there is a composite patio. Steps lead up to different levels with a feature fishpond and water display. Further patio/seating areas, plant tree and floral displays and a useful summer house.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.14 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 14 October 1963  
**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.

**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

