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**LAXFORD GROVE, LADYBRIDGE, BL3 4PW**



- Five bedroom detached family home
- Extended to ground & 1st floor
- Three good reception rooms
- Bathroom and shower room
- Superb modern fitted kitchen
- Utility room, integral garage, large drive
- Beautiful landscaped rear gardens
- Quiet cul de sacs location, lovely views



**£440,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A five bedroom extended, detached family home enjoying a generous plot, wonderful gardens within a cul-de-sac location in the other popular Ladybridge area of Bolton. The family is in a superb location with popular schools, shops, restaurants, transport links and sporting facilities all near nearby. The property has been greatly improved over the years and briefly comprises: reception hallway, living room with feature sandstone fireplace, dining room with patio doors off to the garden, stylish professionally fitted kitchen, sun room, utility room, first floor landing, five bedrooms, a bathroom and additionally a separate shower room plus an integral garage served by a sizable private driveway. There are beautiful landscaped gardens to the rear which are perfect for children to play and entertaining alike. There is a uPVC double glazing, CCTV cameras, two gas central heating boilers, an alarm and there is so much to admire that a personal inspection is required to appreciate all that is on offer. In the first instance there is a walk through viewing video available to watch and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing [bolton@cardwells.com.uk](mailto:bolton@cardwells.com.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Reception hall:** 13' 10" x 6' 5" (4.212m x 1.955m) uPVC window to the front, matching uPVC entrance door, stylish spindle staircase off to the first floor with the stairs storage space, radiator, neutral decorations.

**Living room:** 14' 1" x 12' 7" (4.282m x 3.823m) Feature sandstone fireplace with inset living flame gas fire, uPVC double glazed window to the front, radiator, opens into dining room room.

**Dining room:** 10' 0" x 11' 0" (3.041m x 3.346m) Sliding uPVC patio doors that open onto the beautiful large porcelain tiled patio, modern radiator, neutral decorations.

**Kitchen:** 10' 10" x 10' 6" (3.299m x 3.203m) A beautiful and professionally fitted kitchen which was installed around 2021, there are stylish matching: drawers, base and wall cabinets, integrated dishwasher, integrated fridge, double oven/grill, complementary ceramic wall tiling and flooring, large uPVC window which enjoys the aspect over the rear garden, opens into the utility room.

**Utility room:** 7' 10" x 6' 7" (2.394m x 2.007m) Fitted with matching cabinets to those in the kitchen, there is space for: washing machine, dryer and freezer, fitted storage space and cloaks area, pedestrian door into the garage and door off into the sunroom.

**Sun room:** 8' 7" x 7' 11" (2.620m x 2.406m) Double uPVC doors which open out onto the rear garden, tall new uPVC window which enjoys the aspect towards, Winter Hill, , uPVC window to the opposite side, stylish radiator, quality flooring.

**First floor landing:** 12' 1" x 6' 3" (3.691m x 1.903m) Loft access space.

**Bedroom 1:** 12' 1" x 11' 0" (3.695m x 3.345m) New uPVC window to the front with fitted blinds, professionally fitted bedroom furniture giving wardrobes to one wall, bedside drawers and an additional, eight matching drawers, modern light fitting with matching all the wardrobe lighting and bedside wall mounted lights.

**Bedroom 2:** 11' 5" x 12' 1" (3.468m x 3.695m) uPVC window to the rear with fitted blinds, radiator, built storage space.

**Bedroom 3:** 15' 0" x 8' 0" (4.576m x 2.428m) uPVC window to the front with fitted blinds, radiator.

**Bedroom 4:** 13' 11" x 7' 11" (4.244m x 2.417m) Very light bedroom with uPVC windows to the rear and the side enjoying the views over the treetops towards Winter hill, radiator, professionally fitted bedroom furniture.

**Bedroom 5:** 8' 11" x 9' 5" (2.729m x 2.859m) UPVC window to the front, Radiator storage space over the stairs.

**Bathroom:** 8' 2" x 8' 5" (2.481m x 2.557m) A three-piece bathroom suite comprising: WC, wash hand basin and bath, uPVC window to the rear, heated towel rail, ceramic wall tiling, stylish light fittings.

**Shower room:** 5' 6" x 4' 11" (1.673m x 1.507m) A modern three-piece shower room suite comprising: corner glass shower enclosure with both overhead and handheld shower options, WC, wash hand basin, uPVC window, spotlighting, ceramic wall and floor tiling.

**Garage:** Roller shutter vehicle access door to the front, uPVC window to the side, modern Worcester gas combination central heating boiler, pedestrian door into the utility room and a second boiler which currently just serves the shower room. the garage is served by a long private driveway providing superb off-road parking facilities

**Plot size:** The overall approximate plot size is around 0.12 of an acre.

**Front garden:** The front garden is in an open plan design predominantly laid to lawn.

**Rear garden:** The rear garden has been professionally landscaped and is presented superbly. There is a generous patio area which has been laid with large slip resistant porcelain tiles, a corner seating area, generous land garden space, well stocked flowerbeds/rockery near the ornamental pond and the whole garden is enclosed with fencing to 3 sides.

**Bolton council tax:** The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is E at an annual cost of around £2,625 per annum.

**Tenure:** Cardwells Estate Agents Bolton pre marketing research shows that the property is Leasehold enjoying a term of 999 years from 12th May 1970 and our clients have advised that the annual ground rent is around £10 per annum.

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