



Floor Plan

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Independent Estate Agents **Cardwells** Est. 1982

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GLENLUCE WALK, LADYBRIDGE, BL3 4XE



- Very well presented two bed semi
- Warmed by gas ch/double glazed
- Reception hallway/bay fronted lounge
- Two good bedrooms/wet room
- Prof fitted kitchen/allocated parking
- Well maintained gardens to front and rear
- Close to local amenities/schools
- No upward chain/Vacant possession



Offers Over £210,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

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 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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A very well presented two bedroom semi detached bungalow available with the added advantage of no upward chain and vacant possession! Glenluce Walk has a very pleasant outlook with very little passing traffic and private allocated parking. Situated in the heart of Ladybridge and as such in close proximity to all the areas highly regarded local nurseries, schools, excellent transport links and amenities are all within close proximity. Briefly comprising composite entrance door, reception hallway with a built in storage cupboard housing the gas combination boiler, bay fronted lounge with feature fireplace and surround, professionally fitted kitchen, two bedrooms and a purpose built wet room. Warmed by gas central heating and upvc double glazed throughout, a personal inspection comes with our highest recommendations to appreciate all on offer. To the outside there are very well maintained gardens to both front and rear and there is allocated parking. Viewings can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your personal inspection .

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into:

Reception Hallway: 3' 9" x 5' 7" (1.14m x 1.70m) Built in storage cupboard housing the gas combination boiler.

Lounge: 16' 3" x 11' 3" (4.95m x 3.43m) Feature fireplace and surround on a marble plinth with inset fire, upvc double glazed bay window, wall mounted radiator.

Inner Hallway: 6' 5" x 2' 11" (1.95m x 0.89m) Loft access point.

Kitchen: 9' 5" x 8' 11" (2.87m x 2.72m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink with mixer tap over, base and wall units, roll edge worktops, space for white goods, freestanding oven, UPVC double glazed window, wall mounted radiator.

Bedroom One: 12' 8" x 11' 4" (3.86m x 3.45m) UPVC double glazed window, wall mounted radiator.

Bedroom Two: 9' 6" x 8' 11" (2.89m x 2.72m) Double uPVC doors giving access to the rear garden, wall mounted radiator.

Wet Room: 6' 1" x 5' 5" (1.85m x 1.65m) Purpose built wet room comprising wc, pedestal wash hand basin, walk in shower cubicle with electric shower and fitted shower curtain pole, frosted uPVC double glazed window, wall mounted radiator.

Outside: Very well maintained gardens to the front and rear. There is allocated parking for one car.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 April 1975

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1670

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

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