



Independent Estate Agents Est. 1982  
**Cardwells**™

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**GLENCOE DRIVE, BRIGHTMET, BL2 6NN**



- Stunning detached family home
- Large extension to the rear
- Four bedrooms
- Family bathroom and en-suite
- Lounge, snug and office room
- Stunning modern fitted kitchen
- Utility and cloakroom/wc
- Driveway and garage parking



**£375,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



Independent Estate Agents Est. 1982  
**Cardwells**

A four bedroom extended detached family home which occupies a generous plot, with wonderful gardens and is set within a cul-de-sac position. This detached home has been extended over the years to create a fantastic environment for a family to grow, benefiting from wonderful spaces for all. Locally there are many wonderful schools to include S S Osmund & Andrews Primary School, Blackshaw County Primary School with St Catherines Academy and Little Lever school, all being within approximately a 2 mile radius. The property is also well located for access to both Bolton and Bury town centres with the Radcliffe Metrolink being approximately 4 miles away. Internally the accommodation comprises an entrance hallway, good sized lounge, office, cloakroom/wc, snug and the stunning "hub" of the home is the kitchen/dining room to the ground floor with four good sized bedrooms, master with en-suite and family bathroom to the first floor. Externally there is a lawned garden with borders, block paved driveway parking for multiple vehicles which leads to the integral garage at the front. To the rear of the property there is a large garden with two designated patio areas, a well manicured lawn with borders, Indian stone path to the Indian stone patio at the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway:** Tiled flooring, radiator, stairs the first floor.

**Lounge:** 24' 1" x 10' 8" (7.34m x 3.25m) Double glazed window to the front, living flame gas fire and marble surround, radiator.

**Office:** 15' 2" x 7' 11" (4.62m x 2.42m) Double glazed window to side, radiator, tiled flooring.

**Cloakroom/wc:** 8' 5" x 2' 8" (2.56m x 0.81m) Radiator, double glazed window to the side, WC, wash hand basin, tiled floor and walls.

**Utility:** 9' 9" x 7' 10" (2.98m x 2.40m) Door to the side, range of fitted wall and base units with space for a washing machine, dryer, fridge freezer, stainless steel sink with mixer tap and drainer, tiled flooring.

**Snug:** 15' 8" x 9' 10" (4.77m x 2.99m) Double glazed French doors to the rear, radiator, multi fuel burner.

**Kitchen/Dining Room:** 23' 11" x 15' 9" (7.30m x 4.81m) Downlights, wall mounted vertical radiator, double glazed bi-fold doors opening onto the patio at the rear, range of fitted wall and base units with large centre island unit and complementary Silestone worktops incorporating an integrated dishwasher, microwave, electric oven, space for an electric range oven, sink with mixer tap and drainer, porcelain tiled flooring.

**Garage:** 16' 10" x 8' 0" (5.14m x 2.44m) Double glazed window to the side, wall mounted boiler, up and over garage door.

**Landing:** Split level landing, loft access.

**Bedroom 1:** 18' 4" x 7' 11" (5.58m x 2.41m) Downlights, double glazed window to the front, radiator, fitted wardrobes, door to the en-suite.

**En-suite:** 7' 10" x 5' 6" (2.39m x 1.67m) Double glazed window to the rear, radiator, three piece suite incorporating a WC, vanity unit with inset sink, walk-in shower cubicle, tiled floor and walls.

**Bedroom 2:** 13' 5" x 9' 6" (4.09m x 2.90m) Downlights, double glazed window to the front, radiator, fitted wardrobes.

**Bedroom 3:** 10' 6" x 9' 6" (3.19m x 2.90m) Double glazed window to the rear overlooking the garden, radiator, fitted wardrobes, currently used as a dressing room.

**Bedroom 4:** 9' 11" x 7' 9" (3.03m x 2.36m) Radiator, door glazed window to the front, fitted wardrobes.

**Bathroom:** 7' 8" x 6' 9" (2.33m x 2.06m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, three piece suite incorporating a WC, wash hand basin, bath with mixer tap and shower above, tiled floor and walls.

**Externally:** To the front of the property there is a lawned garden with borders, block paved driveway parking for multiple vehicles which leads to the integrated garage. To the rear of the property there is a large garden with two designated patio areas, well manicured lawn with borders, Indian stone path to the Indian stone patio at the rear.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.11 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 5 December 1969

**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.

**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 contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

**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

