



Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

CRAIGHALL ROAD, BOLTON, BL1 7HH



- Extended detached bungalow
- Three bedrooms, kitchen / diner, utility
- Lounge, dining room & conservatory
- Two driveways, and garage parking
- Superb gardens, enclosed lawned area
- Requires updating/refurb to fulfill its potential
- Double glazing, gas central heating, no chain
- Superb potential to improve



Offers in the Region Of £282,500

BOLTON

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

BURY

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
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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.



An extended, detached three bedroom bungalow offered for sale with early vacant possession and no further upward chain delay. Situated in the heart of Sharples the bungalow is superbly positioned with popular schools (Sharples, Thornleigh, Holy Infants, The Oaks, Walmsley) within easy reach, there is beautiful countryside nearby which is ready to be explored and fantastic links via road and railway for those commuting. It is fair to point out that the property will benefit from some cosmetic refurbishment work to totally fulfil its potential. The accommodation on offer briefly comprises: reception hallway, living room, dining room, conservatory, kitchen/breakfast room, utility room, inner hallway/study, three bedrooms and a bathroom suite. From the inner hallway there is ladder access to the loft space which has a uPVC window to the side. Externally, there are two driveways to either side of the property one of which leads to the garage. The gardens to the rear are superb with patio space and a private lawn garden area enclosed by mature trees and shrubs. The property does benefits from double glazing, gas central heating and importantly has superb potential and is available with no further upward chain delay. Viewing is highly recommended 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 or visiting: www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC entrance door into

Reception hall: 10' 1" x 5' 2" (3.07m x 1.57m) Built in storage cupboard.

Lounge: 11' 7" x 15' 11" (3.53m x 4.85m) PVC double glazed bay window, wall mounted radiator, double doors giving access to.

Dining room: 15' 1" x 9' 11" (4.59m x 3.02m) Wall mounted radiator, sliding doors leading to.

Conservatory: 5' 4" x 8' 0" (1.62m x 2.44m) uPVC build.

Kitchen: 17' 1" x 12' 6" (5.20m x 3.81m) Basic fitted kitchen comprising one and a half bowl stainless steel sink with mixer tap over, base and wall units, space for white goods, wall mounted radiator, uPVC double glazed window, uPVC door giving access to the rear garden.

Utility: 6' 5" x 12' 2" (1.95m x 3.71m) Wall mounted radiator, fitted worktops, uPVC double glazed window, personal door to the garage.

Inner hallway: 7' 4" x 13' 2" (2.23m x 4.01m) Wall mounted radiator, loft access point.

Bedroom 1: 11' 2" x 12' 3" (3.40m x 3.73m) fitted furniture, upvc double glazed bay window, wall mounted radiator.

Bedroom 2: 11' 1" x 9' 1" (3.38m x 2.77m) uPVC double glazed window, wall mounted radiator.

Bedroom 3: 9' 3" x 9' 2" (2.82m x 2.79m) uPVC double glazed window, wall mounted radiator.

Bathroom: 7' 0" x 8' 11" (2.13m x 2.72m) Three piece suite comprising WC, pedestal wash basin, corner bath with mixer shower, wall mounted radiator, frosted uPVC double glazed window

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold 895 years from 1 June 1934

Council tax: Cardwells estate agents Bolton research shows the property is band D, annual charges of £2147

Flood risk information: Cardwells estate agents Bolton research shows the property is not in a flood risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area

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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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

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