



Floor Plan

Independent Estate Agents Est. 1982
Cardwells™

www.cardwells.co.uk

SANDILEIGH DRIVE, BOLTON, BL1 8UF



- Semi detached bungalow
- Quiet cul de sac position
- Two good sized bedrooms
- Driveway parking
- Beautiful rear garden
- Close to local amenities
- Gas central heating
- Double glazed



Offers in the Region Of £220,000

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
 E: lettings@cardwells.co.uk

Independent Estate Agents Est. 1982
Cardwells

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.



Set upon a quiet cul-de-sac and within a modern estate just off Crompton Way is this semi detached bungalow. The property is located close to many local amenities and is within a short walk of Hall I'th Wood train station. Internally the property comprises two good sized bedrooms, family bathroom, kitchen and a lounge/dining room. Externally there is a small lawned garden with driveway parking leading down the side of the property and at the rear of the property there is a good sized decking area which leads to a well manicured lawn with a flower bed to the rear, space for a couple of sheds with a gate leading to the front of the property. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, radiator, loft access.

Lounge diner: 19' 7" x 10' 4" (5.98m x 3.15m) Ceiling light point, double glazed window to the rear, double glazed sliding patio doors to the rear garden, radiator.

Kitchen: 7' 10" x 6' 7" (2.39m x 2.00m) Ceiling light point, double glazed window to the front, wall mounted boiler, fitted wall and base units with extractor fan, integrated gas hob, electric oven, space for a washing machine, fridge/freezer, one and half stainless steel sink with mixer tap and drainer, tiled splashback to the walls.

Bedroom 1: 11' 7" x 8' 9" (3.54m x 2.66m) Ceiling light point, double glazed window to the front, built in storage cupboard, radiator.

Bedroom 2: 8' 3" x 7' 5" (2.52m x 2.26m) Ceiling light point, radiator, double glazed window to the front.

Bathroom: 7' 9" x 5' 3" (2.36m x 1.61m) Ceiling light point, extractor fan, radiator, three piece suite incorporating a wc, pedestal sink, panelled bath with shower above, tiled splashback to the walls.

Externally: To the front of the property there is a small lawned garden with driveway parking leading down the side of the property. To the rear of the property there is a good sized decking area which leads to a well manicured lawn with a flower bed to the rear, space for a couple of sheds with a gate leading to the front of the property.

Viewings: All viewings are by accompanied viewings 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, 999 years from 1 January 2004

Council tax: Cardwells estate agents Bolton research shows the property is band C £1909

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 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

