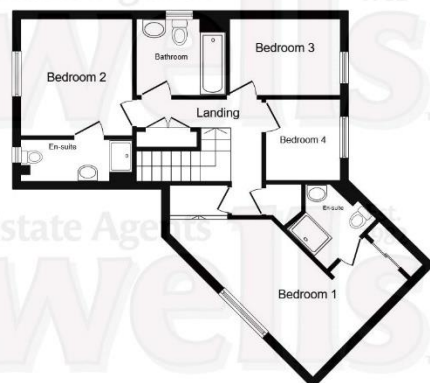


Ground Floor



First Floor

**WEAVER CHASE, RADCLIFFE, M26 1RF**



- Detached family home
- Four bedrooms
- Two en suites and family bathroom
- Excellent transport links
- Open aspect views to the front
- Close to local amenities
- Driveway and garage parking
- Leasehold property



**Offers in the Region Of £340,000**

**BOLTON**

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E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

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**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Superb family home located within the desirable and always popular area of Stoneclough in Bolton. The property overlooks the River Irwell and is a beautiful spot to bring up the family. Locally there are many amenities and there is also easy access to Bolton, Bury, Radcliffe and Whitefield town centres. For anyone commuting further then Kearsley train station is a fifteen minute walk away with the M60 and M62 motorway network all being a short drive from the property. Internally the property is well presented throughout with the accommodation comprises an entrance hallway, cloakroom/wc, lounge, office/study, kitchen/diner and conservatory to the ground floor with four bedrooms, two en-suites and a family bathroom situated on the first floor. Externally there is a lawned garden with flowerbeds and borders to the front with a driveway leading to the garage and the rear of the property is south west facing, has a low maintenance garden with stone patio area and raised flower beds to one side with a gate leading to the front of the property.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hallway:** Ceiling light point, wooden flooring.

**Cloakroom w.c:** 4' 10" x 3' 11" (1.47m x 1.20m) Ceiling light point, double glazed window, radiator, WC, pedestal sink, wooden flooring.

**Living room:** 18' 5" x 11' 3" (5.61m x 3.43m) Ceiling light point, double glazed window, radiator.

**Kitchen diner:** 21' 0" x 10' 4" (6.41m x 3.15m) Ceiling light point, spotlights, radiator, fitted wall and base units with extractor fan, integrated gas hob and electric oven, space for a washing machine, integrated dishwasher, fridge/freezer, one and a half stainless steel sink with mixer tap and drainer, tiled floor and splashback to the kitchen walls, double glazed window, French doors leading to the conservatory.

**Conservatory:** 14' 1" x 11' 3" (4.29m x 3.42m) Wall lamps, laminate effect flooring, radiator, double glazed windows, double glazed French doors leading into the patio.

**Office:** 10' 7" x 9' 3" (3.22m x 2.83m) Ceiling light point, double glazed window, radiator, understairs storage.

**Landing:** Ceiling light point, loft access, radiator, storage cupboards.

**Bedroom 1:** 21' 5" x 9' 2" (6.54m x 2.80m) Ceiling light point, double glazed window, radiator, skylights, loft access, fitted wardrobes, laminate effect flooring, door to the en suite.

**En suite:** 7' 3" x 6' 10" (2.20m x 2.08m) Downlights, extractor fan, skylight, radiator, three piece suite incorporating a WC, pedestal sink, walk-in shower cubicle, tiled splashback to the walls.

**Bedroom 2:** 11' 3" x 9' 9" (3.44m x 2.96m) Ceiling light point, double glazed window, radiator, laminate effect flooring, door to the en suite

**En suite:** 9' 9" x 3' 11" (2.96m x 1.20m) Downlights, double glazed window, vinyl flooring, radiator, three piece suite incorporating a WC, pedestal sink, walk-in shower cubicle, towels splashback to the walls, extractor fan.

**Bedroom 3:** 10' 10" x 7' 2" (3.29m x 2.19m) Ceiling light point, double glaze window, radiator, laminate effect flooring.

**Bedroom 4:** 8' 0" x 7' 1" (2.44m x 2.17m) Ceiling light point, double glazed window, radiator, laminate effect flooring.

**Bathroom:** 7' 10" x 6' 8" (2.38m x 2.03m) Downlights, extractor fan, radiator, double glazed window, three piece suite incorporating a WC, pedestal sink, panel bath with mixer tap, towel splashback to the walls.

**Garage:** 16' 11" x 8' 11" (5.15m x 2.71m) Ceiling light point, up and over garage door.

**Externally:** To the front of the property there is a lawned garden with flowerbeds and borders to the with a driveway leading to the garage. The rear of the property is south west facing and has a low maintenance garden with stone patio area and raised flower beds to one side with a gate leading to the front of the property.

**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, 800 years from 1 January 2005

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

**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

