



Independent Estate Agents  
**Cardwells** Est. 1982

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**WOODSLEIGH COTTAGE LADYBRIDGE LANE,  
HEATON, BL1 5DF**



- No onward chain
- Stone semi detached cottage
- Peaceful and tranquil location
- Two double bedrooms
- Two reception rooms
- Large four piece bathroom suite
- Detached double garage
- Scope for modernisation



**Offers in the Region Of £390,000**

**BOLTON**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this delightful semi detached stone cottage, nestled within a private cul-de-sac just off a private road at the bottom of Ladybridge Lane. The property is set within a semi rural, peaceful and tranquil area just two minutes drive from Chorley New Road in Heaton. They say location is key to anyone house and this property certainly subscribes to that notion. Whilst being situated in this wonderful location, the property is close to many local schools including Cleveland's Preparatory School, Markland Hill County Primary and Bolton School. Commuting is also made easier with Lostock Train Station being a five minute drive away, the M61 motorway network and the Middlebrook Retail Park, where there are numerous shops and restaurants all within a couple of miles. This beautiful property does require some modernisation and potentially some re-imagining. The internal accommodation comprises an entrance hallway, lounge, dining room and kitchen/breakfast room to the ground floor with two double bedrooms and a large four piece bathroom suite to the first floor. Externally there is gated access to a stone flagged path which leads round a beautiful lawned garden with mature borders surrounding it at the front. There is also separate access via double gates to a driveway which leads to a large detached garage with two roller shutter garage doors. The side and the rear of the property is governed by Oak and Sycamore trees with space for a couple of sheds. The rear of the property also has a stone flagged patio area with access to an outside wc and shed. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall:** Alarm point.

**Dining Room:** 17' 5" x 11' 3" (5.30m x 3.42m) Radiator, dual aspect double glazed window to the front and side, gas fire.

**Lounge:** 17' 7" x 13' 11" (5.36m x 4.24m) Wall lamps, radiator, double glazed window to the front, gas fire and surround.

**Inner Hallway:** 8' 11" x 3' 4" (2.73m x 1.02m) Storage cupboard.

**Rear Porch:** 3' 9" x 3' 5" (1.15m x 1.04m) Double glazed window to the side, tiled flooring, door to the rear.

**Kitchen/diner:** 13' 3" x 8' 10" (4.03m x 2.69m) Downlights, dual aspect windows to the rear and side, radiator, range of fitted wall and base units with extractor fan, integrated electric hob, double electric oven, microwave, fridge freezer, stainless steel sink with mixer top and drainer, tiled splashback to the kitchen walls.

**Landing:** Storage cupboard, loft access.

**Bedroom 1:** 17' 5" x 10' 9" (5.32m x 3.27m) Radiator, storage cupboard, double glazed windows to the front.

**Bedroom 2:** 17' 2" x 8' 7" (5.23m x 2.61m) Radiator, dual aspect double glazed windows to the front and side.

**Bathroom:** 17' 1" x 2.69' " (5.21m x m) Large family bathroom with a radiator, double glazed window to the side, storage cupboard, four piece suite incorporating a WC, wash hand basin, panelled bath, walk-in shower cubicle, tiled splashback to the walls.

**Garage:** 21' 1" x 20' 5" (6.43m x 6.23m) Double garage with two automatic roller shutter doors, single glazed windows to the rear and the side, electrics.

**Externally:** To the front of the property there is gated access to a stone flagged path which leads round a beautiful lawned garden with mature borders surrounding it. There is also separate access via double gates to a driveway which leads to a large detached garage with two roller shutter garage doors. The side and the rear of the property is governed by Oak and Sycamore trees with space for a couple of sheds. The rear of the property also has a stone flagged patio area with access to an outside wc and shed.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.21 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Freehold.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band E annual charges of £2625

**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 on Chorley New Road its on 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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