



Independent Estate Agents  
**Cardwells** Est. 1982

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

**GLENTROOL MEWS, HEATON, BL1 5JH**



- No onward chain
- Three double bedrooms
- Linked detached bungalow
- En suite and family bathroom
- Two reception rooms
- Low maintenance gardens
- Garage parking with boarded loft space
- Close to many amenities



**Offers in the Region Of £350,000**

**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.



Located within a quiet cul-de-sac in Heaton is this well maintained linked detached bungalow which is offered for sale with no onward chain. Heaton is one of the most sought after areas in Bolton as it gives fantastic access to local schools to include Bolton School and Cleveland's Preparatory School whilst also being a short drive from many local amenities and various motorway networks including the M61, M60 and M62. Just a short journey down Chorley New Road brings you to either Bolton town centre or the Middlebrook Retail Park where there are many shops and restaurants. The property enjoys good sized accommodation throughout and comprises an entrance hallway, kitchen, lounge/dining room, sitting room, three bedrooms with the master having an en-suite and a family bathroom. Externally there is a beautifully presented rockery garden to the front with access that leads to the property's garage which has had the roof space boarded to provided a fantastic storage space. The garden is low maintenance with a flagged patio which is ideal for sitting out and taking in the sun. For further information 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:** Ceiling light point, radiator, loft access.

**Kitchen:** 8' 10" x 6' 9" (2.68m x 2.05m) Ceiling light point, double glazed window to the front, wall mounted boiler, range of fitted wall and base units with integrated gas hob, electric oven, space for an undercounter fridge, washing machine, stainless steel sink with mixer tap and drainer, tiled floor with splashback to the walls.

**Lounge/dining room:** 19' 7" x 10' 5" (5.97m x 3.17m) Ceiling light point, downlights, double glazed window to the rear, radiators, gas fire, double glazed sliding patio doors leading to the sitting room.

**Sitting room:** 13' 0" x 11' 11" (3.96m x 3.64m) Ceiling light points, two double glazed skylights, sliding patio doors leading out onto the low maintenance garden, radiator.

**Bathroom:** 5' 9" x 5' 7" (1.76m x 1.70m) Downlights, extractor fan, double glazed window to the front, wall mounted vertical ladder radiator, three piece suite incorporating a vanity unit with inset sink, WC, walk-in shower cubicle, tiled splashback to the walls.

**Bedroom 1:** 12' 0" x 10' 7" (3.65m x 3.22m) Ceiling light point radiator, double glazed window to the front, loft access, fitted wardrobe, door to the en suite.

**En suite:** 6' 1" x 5' 8" (1.85m x 1.73m) Downlights, extractor fan, double glazed window to the rear, radiator, three piece suite incorporating a vanity unit with inset sink, WC, walk-in shower cubicle, towel floor with splashback to the walls.

**Bedroom 2:** 13' 2" x 10' 1" (4.01m x 3.08m) Ceiling light point, fitted wardrobes, storage cupboard, double glazed window overlooking the garden, radiator.

**Bedroom 3:** 11' 3" x 8' 4" (3.44m x 2.55m) Ceiling light point, two double glazed skylights, radiator, currently used as an office.

**Garden:** To the front of the property there is a beautifully presented rockery garden and shared driveway access which leads to the property's garage which has had the roof space boarded to provided a fantastic storage space. The garden is low maintenance with a flagged patio which is ideal for sitting out and taking in the sun.

**Parking:** Shared driveway

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Freehold.

**Council tax:** Cardwells estate agents Bolton research shows the property is band C, annual charges of £1909

**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

