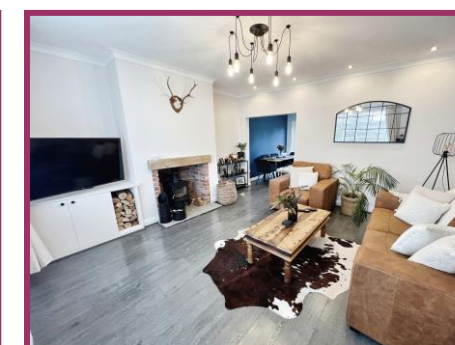


LAYTON DRIVE, KEARLSEY, BL4 8JF



- Lovely semi detached house
- 3 bedrooms, kitchen dining room
- Tasteful interior
- Very well presented
- Good local amenities
- Close to train stations & motorway
- Ideal 1st time purchase
- Viewing highly recommended



£220,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A lovely three bedroom semi-detached house, situated in a very popular and convenient location, close to excellent transport links schools shops Bolton, Bury town centres. The property is very well presented throughout and has a stylish interior, with a modern lounge, kitchen dining room and bathroom. The location is ideal for commuters working in Manchester and throughout the Northwest, with two train stations and the motorway network within easy reach. This would make an ideal first time purchase, downsizers and also 'buy to let' landlords. The accommodation briefly comprises entrance hall, lounge with a feature multi fuel burning stove, open plan kitchen dining room. Upstairs there are three bedrooms and a bathroom with a modern white suite. Outside there is a driveway and garden to the front and to the rear. There is a generous sized low maintenance garden. The property also benefits from UPVC double glazing and gas central heating. 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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite double glazed front door leading to:

Entrance Hall: Radiator, staircase to the landing.

Lounge: 14' 11" x 13' 9" (4.54m x 4.19m) UPVC double glazed window to the front aspect, radiator below, feature brick fireplace incorporating a feature multi fuel burning stove, mounted on a stone hearth, built in under stairs storage cupboard, coving, inset spotlights to the ceiling.

Kitchen Dining Room: 8' 10" x 18' 1" (2.69m x 5.51m) UPVC double glazed French doors and window to the rear garden aspect, range of modern fitted wall and base units with complementary work surfaces and tiled splashback, built-in oven and grill, gas burner hob, stainless steel extractor canopy above, sink unit with mixer tap, space for a fridge freezer, space for a washing machine, radiator, coving, inset spotlights to the ceiling.

Landing: Access to the loft doors lead to:

Bedroom One: 12' 0" x 11' 5" (3.65m x 3.48m) UPVC double glazed window to the front aspect, radiator below.

Bedroom Two: 11' 2" x 8' 8" (3.40m x 2.64m) UPVC double glazed window to the rear aspect, radiator below, fitted storage cupboard.

Bedroom Three: 12' 0" x 6' 5" (3.65m x 1.95m) UPVC double glazed window to the front aspect radiator.

Bathroom: 4' 8" x 9' 0" (1.42m x 2.74m) UPVC frosted double glazed window to the side aspect, contemporary white suite comprising, enclosed corner bath with mixer tap/shower attachment, close coupled WC, wash hand basin with mixer tap inset to a vanity unit, tiled floor, tiling to the walls, radiator, inset spotlights to the ceiling.

Outside: A paved driveway to the front provides off-street parking, with a laid to lawn garden aside. There is a generous sized garden which is mostly Indian stone paved with a laid to lawn garden, with plants and tree borders and a detached wooden shed.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1432.

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 the property is not in 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 or visiting: 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 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

