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ASH LAWNS, HEATON, BL1 4PD



- Attractive townhouse
- 4 bedrooms, 2 reception rooms
- NO UPWARD CHAIN
- Gated courtyard, sought after location
- Close to Bolton school
- Master bedroom with dressing rm & en suite
- Parking & garage, enclosed garden
- Viewing highly recommended



£360,000

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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.



A spacious four bedroom town house with no onward chain involved. This attractive three storey property is in a secure gated position, tucked away just off Somerset Road. This modern development is ideally placed for Bolton school, Queens Park and Bolton town centre. This would make a great family home and offers great scope for improvement. Viewing is highly recommended with Cardwells Estate Agents Bolton, 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk 7 days a week. The accommodation briefly comprises; Entrance hall, guest W.C, living room, dining room and a kitchen breakfast room. On the first floor there are three bedrooms and a bathroom. Originally the bathroom was 'Jack and Jill' to the bedroom and could be changed back if required. On the second floor there is an impressive master bedroom with an en suite shower room and a dressing room/office. Outside there is an enclosed laid to lawn garden to the rear and an open plan garden to the front, also there is a single garage opposite and parking. The property benefits from double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Front entrance door to the hallway with stairs to first floor, laminate flooring, radiator, under stairs storage cupboard.

Lounge: 11' 3" x 19' 3" (3.43m x 5.86m) Double glazed bay window to the front, two radiators, laminate flooring, gas fire with feature surround, ceiling coving.

Guest w.c: Low level w.c, wash hand basin, radiator.

Dining room: 8' 4" x 10' 9" (2.54m x 3.27m) Double glazed French style doors to the rear, radiator, ceiling coving.

Kitchen: 9' 0" x 13' 9" (2.74m x 4.19m) Range of wall and base units with contrasting work surfaces over, gas cooker point, integrated fridge freezer and dishwasher. Plumbed for washing machine, into unit tiling, wall mounted boiler, radiator, tiled flooring, double glazed window and an external door to the rear.

First floor landing: Double glazed window to the front, radiator, airing cupboard, stairs to second floor.

Bedroom 2: 11' 4" x 11' 10" (3.45m x 3.60m) Two double glazed windows to the front, built in wardrobes, radiator.

Bedroom 3: 9' 0" x 10' 4" (2.74m x 3.15m) Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom 4: 8' 4" x 10' 4" (2.54m x 3.15m) Double glazed window to the rear, radiator.

Second floor landing: Access to the master bedroom

Dressing room/office: 11' 2" x 10' 8" (3.40m x 3.25m) Two Velux windows to the rear, access to the en suite

Master bedroom: 14' 1" x 18' 1" (4.29m x 5.51m) Double glazed window to the front, two radiators, open through to the dressing room.

En suite: 6' 7" x 10' 8" (2.01m x 3.25m) Four piece suite comprising shower cubicle, his and hers wash hand basins and w.c. Double glazed Velux window, radiator, part tiled, loft access.

Gardens: There is a garden area to the front with off street parking for two cars and leading to the single garage. Fully enclosed lawned garden to the rear.

Viewings: To view please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, 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 F annual charges of £3102

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.

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).

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