



Floor Plan

Independent Estate Agents Est. 1982  
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**EASTMOOR GROVE, BOLTON, BL3 3RY**



- True 2 bedroom bungalow, no chain delay
- Close to beautiful countryside & M61
- Worcester Gas Combi boiler, uPVC DG
- Three piece shower room suite
- Open plan L shaped lounge/diner
- Fitted kitchen with integrated appliances
- Lovely gardens to front, side & rear
- Ideal to improve & update to taste



### Offers in the Region Of £190,000

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

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

**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A garage linked two bedroom bungalow set in a quiet cul-de-sac position close to beautiful open countryside and within easy reach of the M61 motorway. The bungalow is offered for sale with early vacant possession and no further upward chain delay. It is fair to point out that it may benefit from some internal cosmetic updating to totally fulfil its potential, however, this is reflected in the asking price and may well make an ideal opportunity to improve an update your next home to your own tastes and specifications. The accommodation and offer briefly comprises entrance hallway, L shaped open plan lounge/diner, fitted kitchen with appliances, two fitted bedrooms and a three-piece shower room. Externally there are garden areas to the front side and the rear and the garage with up and over vehicle access doors to both the front and rear meaning there is potential off-road parking, to both the front and perhaps the rear of the garage as well. There is a modern style Worcester gas combination central heating boiler, uPVC windows and it is available with no further upward chain delay. In the first instance there is a walk-through viewing video available to watch and then a personal viewing appointment can be arranged by calling 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).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Reception hallway:** 13' 5" x 7' 1" (4.090m x 2.158m) Measured at maximum points, stained glass uPVC entrance door, radiator, loft access point, built-in storage space containing the Worcester gas combination central heating boiler.

**Lounge diner:** 19' 11" x 22' 8" (6.082m x 6.909m) Measured at maximum points . Two large uPVC windows overlooking the rear garden each with fitted blinds, three radiators, wood laminate flooring, inset gas fire with marble surround. This is an open plan L shaped room.

**Kitchen:** 10' 5" x 7' 7" (3.175m x 2.317m) A matching fitted kitchen with an excellent range of: drawers, bass and wall cabinets, integrated fridge/freezer, integrated washing machine, oven/grill, electric hob with extractor over, stainless steel sink and drainer with mixer tap over, uPVC window with fitted blinds, uPVC side entrance door, radiator.

**Bedroom 1:** 12' 7" x 9' 5" (3.836m x 2.881m) Fitted bedroom furniture to one wall giving two double wardrobes, three bridging cabinets and dressing area, uPVC bay window to the front with fitted blinds, radiator.

**Bedroom 2:** 9' 6" x 8' 5" (2.894m x 2.573m) Fitted bedroom furniture, radiator, UPVC bay style window to the front with fitted blinds.

**Shower room:** 7' 2" x 5' 4" (2.173m x 1.621m) A three piece shower room suite comprising: shower enclosure, pedestal wash hand basin and dual flush WC, heated towel rail, uPVC window, spot lighting, ceramic wall tiling.

**Garage:** There are vehicle access doors to both the front and the rear of the garage which may allow for additional parking space in the area behind the garage as well as to the driveway in front of the garage. The driveway areas are laid to resin.

**Plot size:** The overall approximate plot size extends to around 0.10 of an acre.

**Gardens:** There are lovely garden areas to the front, side and the rear. There are lawn garden areas to each side of the property. The side garden is particularly well enclosed with a mature hedge, and the rear garden is enclosed by mature trees and dense shrubbery to 2 sides.

**Chain details:** The properties offered for sale with early vacant possession and no further upward chain delay.

**Legal matter:** Cardwells Estate Agents Bolton are advised that the sale will not be able to exchange contracts and intern complete until a probate application is concluded. We are advised that this process had already began by mid October 2024 and it is hoped that it will not cause any undue delay.

**Bolton council tax:** The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is C at an annual cost of around £1,909 per annum.

**Flood risk information:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

**Conservation area:** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

**Tenure:** Cardwells Estate Agents Bolton pre marketing research shows that the property is Leasehold enjoying the term of 900 years from the 21st of March 1967, meaning there are around 842 years remaining. Our client is going to advise us exactly what the annual ground rent charge is, but it is not thought to be any more than £50 per annum.

**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

