



Ground Floor

First Floor

Independent Estate Agents  
**Cardwells** Est. 1982

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**WRATH CLOSE, BRADSHAW, BL2 3FU**



- Three bedroom detached family home
- Modern open plan lounge diner
- Stylish kitchen with integrated appliances
- UPVCDG conservatory with glass roof
- All bedrooms have been used as doubles
- Cul de sac location
- Integrated garage and driveway parking
- Lovely gardens with railway line beyond



**£375,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A detached much improved three bedroom family home, set on this highly regarded residential development in a cul-de-sac position and within walking distance of: Turton High School, Eagley primary schools, The Jumbles Reservoir and Country Park, Cannon Slade High School and Bromley Cross railway station which directly serves: Manchester, Salford and Blackburn. The family home has undergone notable improvements particularly to the ground floor which has been opened up to create a modern, light family friendly living space. The accommodation on offer briefly comprises: entrance hallway, guest WC, open plan lounge/diner complete with fitted entertainment wall, the dining area opens up into the modern and stylish fitted kitchen, complete with integrated appliances, there is a UPVC double glazed conservatory with glass roof. To the first floor landing, three bedrooms, the master enjoying an en-suite shower room and a separate family bathroom suite. There is an integral garage and additional driveway car parking space, superb rear garden with patio and lawn space, perhaps ideal for children to play and entertaining alike. Beyond the rear garden there are mature trees and then the railway line, there are no residential properties beyond the rear boundary. The family home benefits from a gas combination central heating boiler (in the garage) and UPVC double glazing, integrated appliances and fitted wardrobes are included within the sale. 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 01204381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway:** 4' 4" x 3' 6" (1.313m x 1.077m) Quality double glazed entrance door, radiator, neutral decorations.

**Guest wc:** A white two piece suite comprising wash hand basin and WC, radiator, UPVC window to the front.

**Open Plan Lounge/Diner:** 23' 1" x 13' 1" (7.035m x 3.998m) measured at maximum points The ground floor has been re-designed to create a modern, light, bright open plan arrangement. There is a tall anthracite radiator to the right hand side. As you walk in new PVC window to the front with fitted blinds and a central, entertainment wall, providing space for a large screen television with a built under remote control operated feature electric fire. UPVC double doors open up into the conservatory and the dining space opens directly into the modern fitted kitchen, to the side of the stairs is built-in storage space. This is a light and modern space ideal for family living.

**Kitchen:** 11' 9" x 9' 2" (3.569m x 2.7944m) A modern professionally fitted kitchen with an excellent range of matching gloss drawers, base and wall cabinets, integrated washing machine and dishwasher, oven/grill, induction hob with modern extractor over, quality works surfaces, stylish ceramic wall and floor tiling, UPVC window overlooking the rear garden, tall anthracite feature radiator, inset ceiling spotlighting.

**Conservatory:** 15' 5" x 10' 3" (4.688m x 3.120m) A generously sized conservatory with glass roof, radiator and mosaic ceramic floor tiling, UPVC double glazed windows and UPVC double glazed double doors which open out onto the rear garden.

**Landing:** 11' 10" x 9' 6" (3.611m x 2.892m) Measured at maximum points UPVC window over the stairs, loft access point, two built-in storage areas, feature wallpaper to one wall.

**Master Bedroom:** 12' 10" x 9' 5" (3.907m x 2.863m) Measured into the sliding mirrored wardrobes, UPVC window enjoying the aspect over the rear garden and woodland beyond, radiator, built-in sliding mirrored wardrobes.

**En-Suite:** 7' 11" x 4' 5" (2.417m x 1.353m) A three-piece shower room suite comprising shower enclosure, wash hand basin and wc, UPVC window to the side, extractor, ceramic wall tiling, ceramic floor tiling, spotlighting.

**Bedroom Two:** 11' 7" x 10' 9" (3.519m x 3.280m) UPVC window to the front, radiator, feature wallpaper to one wall.

**Bedroom Three:** 8' 0" x 7' 5" (2.430m x 2.260m) Measured at maximum points. UPVC window to the front radiator.

**Bathroom:** 6' 8" x 6' 1" (2.037m x 1.845m) A white three piece bathroom suite comprising wash hand basin, WC and bath with hand held shower function, ceramic wall and floor tiling, radiator, UPVC window to the rear, fitted blinds, extractor.

**Garage:** 17' 5" x 8' 9" (5.301m x 2.662m) Up and over vehicle access door to the front, the garage is served by a private driveway providing additional off-road car parking space. The gas combination boiler is mounted on the wall of the garage.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

**Rear Garden:** Fully enclosed with excellent flagged patio space, ideal for alfresco dining and entertaining. The generous lawn area is enclosed by fencing to 3 sides and boarded with mature shrubs and trees which enhances the privacy. Beyond the rear boundary is the woodland and then the railway line, so there are no residential properties to the rear of garden. The metal detached shed is included within the sale price

**Front Garden:** Predominantly laid to lawn with mature trees and golden gravel flowerbeds.

**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 D at an annual cost of around £2,147 per annum.

**Flood Risk:** 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 999 years from the 1st of January 1992, meaning there are around 966 years remaining. We are advised that the annual ground rent is £55 per annum

**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 at your convenience.

**Arranging a mortgage?** Cardwells Estate Agents Bolton 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

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