



LADYMEADOW CLOSE, SANDFIELD PARK, BL1 8UW



- 4 bedroom semi detached
- Popular & convenient location
- Accommodation over 3 floors
- 2 reception rooms, conservatory
- Very well presented
- Ideal family home
- Good local amenities
- Close to Hall, l'th' wood train



Offers in the Region Of £335,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A great opportunity to purchase this spacious four bedroom semi-detached house, situated in a very popular and convenient location. The accommodation is over three floors and is very well presented and modern throughout. The area is well served with local amenities which include, good schools, shops and transport links. Hall i' th' wood train station is within walking distance. Viewing is highly recommended to fully appreciate this lovely family Home, through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwell.co.uk. The accommodation briefly comprises, Entrance hall, WC room, lounge, office/study, kitchen dining room and a double glazed conservatory. On the first floor there are three bedrooms and the bathroom. On the top floor you will find the master bedroom with a contemporary en suite shower room. Outside, there is a driveway and garden to the front and to the rear, there is a low maintenance and enclosed garden. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Double glazed front door leading to:

Entrance hall: Tiled floor, radiator, coving to the ceiling, inset spotlights, built-in under stairs storage cupboard, doors lead to

Guest w.c: Close coupled WC, wash basin, tiled splashback, tiles floor, extractor fan.

Lounge: 16' 1" x 8' 6" (4.90m x 2.59m) uPVC double glazed window front aspect, radiator below.

Office study: 9' 4" x 6' 1" (2.84m x 1.85m) uPVC double glazed window front aspect, radiator below, coving to the ceiling.

Kitchen dining room: 18' 7" x 12' 10" (5.66m x 3.91m) uPVC double glazed French doors and window conservatory aspect, modern fitted wall and base units with complementary worktops surfaces, tiled splashback, built-in oven and grill, inset four ring gas burner hob, concealed extractor hood above, stainless steel sink unit with mixer tap, space for a dishwasher, space for a washing machine and a fridge freezer, tiled floor, radiator, coving to the ceiling

Conservatory: 18' 7" x 9' 5" (5.66m x 2.87m) The conservatory is of brick construction with uPVC double glazed windows and doors, rear garden aspect, radiator.

From the entrance hall, there is a turning staircase leading to

Landing: Radiator, doors lead to

Bedroom 2: 18' 7" x 9' 6" (5.66m x 2.89m) 2 uPVC double glazed windows rear aspect, two radiators, coving to the ceiling.

Bedroom 3: 10' 7" x 10' 3" (3.22m x 3.12m) uPVC double glazed window front aspect, radiator below

Bedroom 4: 8' 6" x 8' 4" (2.59m x 2.54m) uPVC double glazed window front aspect, radiator below.

Bathroom: 10' 3" x 4' 9" (3.12m x 1.45m) uPVC frosted double glazed window side aspect, modern white suite comprising, enclosed bath with a shower above, close coupled WC, wash basin with mixer tap in set to a vanity cupboard, tiled floor

From the first floor, the staircase continues to the second floor landing.

Master bedroom: 18' 3" x 12' 5" (5.56m x 3.78m) uPVC double glazed window front aspect, range of built in and fitted wardrobes with matching drawers, access to loft space.

En suite shower room: Double glazed skylight window, contemporary suite comprising, shower cubicle, wash basin with mixer tap in set to a vanity unit, close coupled WC, part tiling to the walls, heated towel rail, inset spotlights.

Outside: To the front there is a driveway providing off-street parking and an open plan laid to lawn garden with a paved pathway. To the rear there is an enclosed garden which is mainly paved and a raised wooden decked patio, a paved pathway and a gate gives access along the side elevation

Parking: Off street parking

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 1 January 2004

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

Flood risk information: Cardwells estate agents Bolton research shows the property is in a 'no risk' area

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Thinking of selling or letting in Bolton: 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

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