



OUTWOOD GROVE, ASTLEY BRIDGE, BL1 7EW



- 3 bed semi detached family home
- Quiet cul de sac location
- Close to Primary & Secondary schools
- Open plan lounge/diner, conservatory
- Quality fitted kitchen
- Garage and driveway parking
- Private family friendly rear garden
- Bathroom with jacuzzi



£235,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

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 three bedroom semi attached family size home, set in a quiet cul-de-sac location with very little passing traffic. Positioned in a consistently popular residential area. The property is close to popular schools, such as: Thornleigh Salesian College, Sharples High School, The Oaks primary school and Holy infant, popular restaurants, sports clubs and beautiful countryside are all nearby. The accommodation extends to around 947 sq ft and briefly comprises: reception hallway, generous open plan lounge/diner, conservatory, quality fitted kitchen, first floor landing, three good bedrooms and a bathroom with a separate WC. Externally, there is a garage and driveway, car parking and a private family friendly rear garden with lawn and additional patio areas. The family home benefits from UPVC double glazing, gas central heating and all that is on offer can only be fully appreciated via a viewing. In the first instance, there is a walk-through viewing video available to watch and then a private viewing appointment can be arranged by calling and then a viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or via www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway: 6' 3" x 7' 10" (1.917m x 2.389m) Frosted glass UPVC double glazed window to the side of the quality entrance door, radiator.

Lounge diner: 21' 4" x 11' 3" (6.505m x 3.417m) A generous size open plan room with UPVC windows to the front, two radiators, quality flooring and sliding patio doors which open up into the conservatory.

Conservatory: 19' 4" x 11' 8" (5.89m x 3.55m) UPVC door off to the rear garden and UPVC windows, ceramic tiled flooring, electric heater.

Kitchen: 13' 9" x 7' 10" (4.193m x 2.392m) A professionally fitted kitchen offering a super range of matching drawers, base and wall cabinets, space for a range cooker, integrated dishwasher, space for washing machine, UPVC window which enjoys the garden, useful storage space under the stairs, side entrance door, spotlighting.

First Floor Landing: UPVC window to the side, loft access point, quality carpeting.

Master Bedroom: 11' 1" x 11' 7" (3.376m x 3.527m) Measured at maximum points into the UPVC bay window. quality style professionally fitted bedroom furniture, providing excellent range of wardrobes, storage space, drawers, display shelves, and bridging cabinets, thick carpeting, radiator, UPVC double glazed window.

Bedroom Two: 11' 2" x 8' 10" (3.406m x 2.703m) UPVC window enjoying aspect over the rear garden, radiator, white gloss, finish wardrobes, thick carpeting.

Bedroom Three: 8' 1" x 5' 7" (2.456m x 1.700m) UPVC window overlooking the rear garden, radiator, quality carpeting.

Bathroom: 7' 9" x 5' 11" (2.354m x 1.798m) A white two-piece bathroom suite comprising pedestal wash hand basin, Jacuzzi bath with hand held shower and additional electric shower over, built-in storage space, heated towel rail, ceramic wall.

Separate WC. 5' 2" x 2' 6" (1.573m x 0.757m) White WC, ceramic wall tiling.

Garage: Single garage. The garage is served by a generous driveway, providing additional off-road car parking.

Front garden: The front garden is neatly laid to lawn and sat behind a low-level brick wall.

Rear Garden: Enclosed by mature shrubs and trees which enhance the privacy. There is a generous lawn area and a deck terrace with flagged patio space. The garden is ideal for families and entertaining.

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

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

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band C with Bolton Council at an approximate cost of around £1742 per annum.

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

