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CRANBERRY DRIVE, LADYBRIDGE GARDENS, BL3 4TB



- 3 bedroom detached house
- Sought after development
- Modern & well presented interior
- 2 reception rooms, conservatory
- Utility room, guest WC
- Master bed with en suite
- Good local amenities
- Viewing highly recommended



Offers in the Region Of £335,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
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 E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ
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Incorporating: Wright Dickson & Catlow, WDC Estates



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A lovely three bedroom detached home situated in a very popular location, close to good schools, the motorway network and Bolton town Centre. Inside you will find a very well presented and modern interior, with a contemporary fitted kitchen bathroom and en-suite shower room. There are two reception rooms and a UPVC double glazed conservatory. The property would make an ideal family home, with further potential to extend, subject to planning permission. The accommodation briefly comprises entrance hall, lounge, separate dining room, UPVC double glazed conservatory, fitted kitchen breakfast room, utility room and a guest WC room. Upstairs there are three bedrooms and a family bathroom. The master bedroom has an en suite shower room. Outside there are gardens to the front and rear along with a driveway which provides ample off street parking leading to a single garage with an up and over door. The property also benefits from UPVC double glazing and gas central heating. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: UPVC double glazed front door leading to the hallway with a radiator, enclosed staircase to the landing.

Lounge: 14' 6" x 12' 2" (4.42m x 3.71m) UPVC double glazed window to the front aspect, radiator, coving, inset spotlights to the ceiling, archway to:

Dining Room: 11' 3" x 8' 0" (3.43m x 2.44m) Radiator, coving, inset spotlights to ceiling, UPVC double glazed doors leading to:

Conservatory: 15' 4" x 10' 8" (4.67m x 3.25m) The conservatory is UPVC double glazed with a brick base, French doors to the rear garden aspect.

Kitchen: 11' 3" x 10' 11" (3.43m x 3.32m) UPVC double glazed window to the rear aspect, modern fitted wall and base units with complementary worktop surfaces, built in oven and grill, inset induction hob, concealed extractor fan above, sink unit with mixer tap, space for a fridge freezer, radiator, built in under stairs storage cupboard.

Utility Room: 7' 1" x 5' 1" (2.16m x 1.55m) UPVC double glazed door to the rear aspect, fitted storage which houses the washing machine, tumble dryer and the central heating boiler.

Guest Wc: Frosted double glazed window to the side aspect, close coupled WC, wash hand basin with mixer tap, tiled floor, tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling extractor fan, access to loft storage space.

First Floor Landing: Access to the loft space, doors lead to:

Bedroom One: 11' 9" x 8' 1" (3.58m x 2.46m) UPVC double glazed window to the rear aspect, radiator below, fitting wardrobes with storage cupboards and bedside drawers.

En-suite: UPVC frosted double glazed window to the side aspect, contemporary white suite comprising, shower cubicle, wash hand basin with mixer tap inset to a vanity unit, close coupled WC, tiled floor, tiling to the walls, chrome plated towel rail, extractor fan, inset spotlights to the ceiling.

Bedroom Two: 9' 6" x 9' 0" (2.89m x 2.74m) UPVC double glazed window to the front aspect, radiator below, fitted wardrobes.

Bedroom Three: 8' 7" x 7' 0" (2.61m x 2.13m) UPVC double glazed window to the rear garden aspect, radiator.

Bathroom: UPVC frosted double glazed window to the front aspect, contemporary white comprising, tiled enclose bath with mixer tap/shower attachment, close coupled WC, wash hand basin with mixer tap inset to a vanity unit, tiled floor, tiling to the walls, chrome plated towel rail, inset spotlights, extractor fan.

Outside: There is a driveway which provides ample off street parking leading to a single attached garage with lawned areas aside. Side gates give access to the rear garden. There is a laid to lawn rear garden with mature tree borders and a paved area.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 March 1999

Council Tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2147.

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.

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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