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WINCANTON DRIVE, BOLTON, BL1 7PG



- Detached, freehold family home
- Four bedrooms, modern en suite
- Quiet cul de sac location
- Part of much admired development
- Lounge, dining rm & conservatory
- Ftd breakfast kit with appliances
- Guest w.c, integral garage & driveway
- uPVC D.G, gas C.H, enclosed garden



Offers in the Region Of £330,000

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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.

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Set in a quiet cul-de-sac position with very little passing traffic is this freehold, detached four bedroom family home, which enjoys accommodation that extends to around 1,173 ft.² set in a plot of around 0.06 of an acre. This exclusive and much admired development is accessed off Belmont Road, beautiful local countryside is near by, while restaurants, schools, sporting facilities and transport links are all within easy reach. The accommodation is well presented throughout and briefly comprises: entrance porch, reception hallway, lounge with marble fireplace, dining/family room, conservatory, fitted breakfast kitchen, in a hallway, guest WC/powder room, first floor landing, fitted master bedroom with modern three-piece shower room en suite off, three additional good bedrooms and a three-piece family bathroom suite. There is an integral garage served by a driveway providing additional private off-road parking and the rear garden is fully enclosed and predominantly laid to lawn. The beautiful family home benefits from uPVC double glazing, gas central heating and offers a great deal to admire. In the first instance a walk-through viewing video is available to watch. Private viewing appointments can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing; bolton@cardwells.co.uk or visiting www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance porch: 4' 9" x 4' 3" (1.457m x 1.304m) uPVC double glazed leaded glass entrance door with frosted uPVC double glazed window to the side.

Hallway: 5' 0" x 4' 6" (1.532m x 1.367m) Stairs off to the first floor.

Living room: 15' 11" x 13' 8" (4.839m x 4.178m) Measured in maximum points. uPVC window to the front, marble fireplace with inset gas fire, opens into dining room.

Dining room: 10' 4" x 8' 3" (3.148m x 2.518m) Double doors open into the conservatory.

Conservatory: 14' 7" x 8' 1" (4.434m x 2.467m) uPVC windows and double doors that open out onto the garden, ceramic tiled flooring, radiator.

Kitchen breakfast room: 15' 1" x 8' 2" (4.604m x 2.496m) Fitted kitchen with a matching range of: drawers, base and wall cabinets, oven/grill, microwave oven, stainless steel single bowl sink and drainer with mixer tap over, integrated fridge, gas hob with extractor, ample breakfast space, spot lighting, radiator, uPVC window overlooking the rear garden.

Inner hallway: 4' 2" x 3' 3" (1.278m x 0.996m) Spot lighting, matching flooring to the kitchen.

Guest w.c/powder room: 4' 2" x 3' 3" (1.278m x 0.996m) Matching two-piece suite comprising: WC and pedestal wash and basin, radiator, uPVC window, ceramic wall tiling.

Landing: 8' 7" x 6' 1" (2.622m x 1.856m) Airing cupboard/storage space, thick carpeting.

Master bedroom: 11' 6" x 10' 5" (3.502m x 3.175m) uPVC window to the front, fitted blinds, thick carpeting, radiator, fitted wardrobes, stylish light fitting, contemporary decorations and display shelving.

En suite shower room: 8' 3" x 3' 9" (2.507m x 1.155m) A modern and stylish shower room comprising: shower enclosure with sliding glass shower doors and electric shower, wash hand basin with built under storage space, dual flush WC, illuminated mirror and storage base, uPVC window, spotlighting, stylish floor and wall tiling.

Bedroom 2: 12' 6" x 8' 8" (3.801m x 2.638m) uPVC window to the front, radiator, thick carpet, fitted wardrobes, spot lighting, feature wallpaper.

Bedroom 3: 10' 1" x 8' 9" (3.064m x 2.666m) Enjoying professionally fitted bedroom furniture giving a matching range of: wardrobes, drawers, display shelving, bridging cabinets and dressing table with matching mirror, thick carpeting, uPVC window overlooking the rear garden, radiator.

Bedroom 4: 9' 2" x 6' 2" (2.796m x 1.875m) uPVC window to the front, thick carpeting, radiator.

Family bathroom: 6' 5" x 5' 8" (1.961m x 1.737m) Three piece suite comprising: bath with shower over and fitted glass shower screen, wash hand basin and matching WC, ceramic wall tiling, uPVC window, radiator, shaving point.

Garage: 17' 2" x 8' 7" (5.238m x 2.608m) Up and over vehicle access door serves the garage which has power and lighting and gas combination central heating boiler is mounted to the wall, plumbing for the washing machine, spotlighting. Garage is served by private driveway providing off-road car parking facilities.

Garden: The overall plot extends to around 0.06 of an acre with gardens areas to the front and the rear. The front garden is finished in golden gravel with well maintained mature shrubs and small trees which enhance the privacy. The rear garden is fully enclosed, predominately laid to lawn and particularly private with outside tap, lighting and an external power point.

Viewings: All viewings are by advance appointment by Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk 7 days a week.

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