



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

GROUND FLOOR

1ST FLOOR

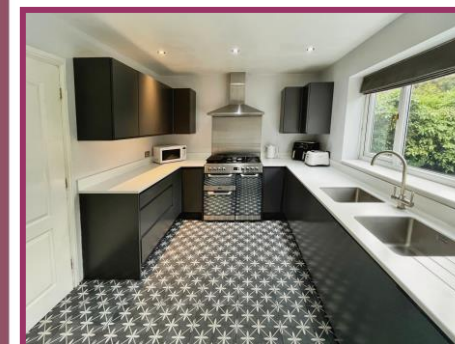


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WATERSLEA DRIVE, HEATON, BL1 5FJ



- Four bedroom detached family home
- Detached double garage and driveway
- Beautiful kitchen with Range & Int. appliances
- Two good reception rooms, utility rm, GF WC
- Roll top claw foot bath in family bathroom
- En-suite shower rm off the master bedroom
- Enclosed and private rear gardens
- Exclusive dvlpmnt close to Bolton School



£485,000

BOLTON

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Independent Estate Agents
Cardwells
 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates

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A four bedroom detached family home set on an exclusive development of other high calibre family homes, just off Chorley New Road in the Heaton area of Bolton, being close to Bolton School and other well regarded schools, golf clubs, a tennis club, restaurants, shops (Middlebrook leisure and retail park is within easy reach) and transport links via rail, road and motorway. The property is particularly well presented throughout with accommodation which briefly comprises: reception hallway, ground floor guest WC, bay window lounge with feature tiled fireplace, separate dining room with double doors opening out onto the rear garden, beautiful fitted kitchen complete with solid work surfaces, a range style cooker and integrated appliances, there is a separate utility room. To the first floor there is a landing, superb size master bedroom with fitted wardrobes, en suite shower room, three additional bedrooms each with fitted built-in wardrobes and a beautiful white family bathroom suite with roll top/clawfoot bath. The property is set in an overall plot of around 0.09 of an acre with enclosed family friendly rear gardens laid to AstroTurf, there is a detached double garage served by a driveway providing further private off-road car parking spaces. The family home offers wonderful space, and we encourage all parties to watch the walk-through viewing video in the first instance. A personal viewing appointment 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:

Approximate floor area: The overall approximate floor area is around 1248 ft.²/116 m².

Entrance Hallway: Downlights, tiled flooring, radiator, under stairs storage.

Cloakroom/wc: 5' 7" x 4' 8" (1.69m x 1.43m) Ceiling light point, radiator, double glazed window to front, WC, wash hand basin, tiled with splashback to the walls.

Lounge: 18' 0" x 12' 6" (5.49m x 3.81m) Double glazed window to side, double glazed bay window to the front, radiator, laminate effect flooring, ceiling light point, living flame gas fire and surround.

Dining Room: 12' 2" x 9' 7" (3.70m x 2.92m) Radiator, laminate effect flooring, ceiling light point, double glazed French doors leading to the rear garden.

Kitchen: 13' 11" x 9' 1" (4.24m x 2.78m) Downlights, double glazed window to the rear, radiator, range of fitted wall and base units with complimentary worktops, double bowl sink with mixer tap and drainer, stainless steel extractor fan, multi fuel range oven, integrated, fridge, freezer, dishwasher.

Utility Room: 7' 1" x 4' 8" (2.17m x 1.43m) Ceiling light point, radiator, fitted wall and base units with complimentary worktops and space for a washing machine, dryer, extractor fan, tiled flooring and door to the side.

Landing: Loft access point storage cupboard containing the water tank, ceiling light point.

Bedroom One: 15' 6" x 12' 5" (4.73m x 3.78m) Double glazed bay window to the front, laminate effect flooring, ceiling light point, fitted wardrobes, radiator.

En-suite: 7' 4" x 3' 9" (2.23m x 1.14m) Downlights, extractor fan, double glazed window to the side, three piece suite incorporating a vanity unit with inset wash hand basin, WC, walk-in shower cubicle, wall mounted vertical ladder radiator, tiled floor with part tiled walls

Bedroom 2: 10' 9" x 9' 7" (3.27m x 2.91m) Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes.

Bedroom 3: 11' 9" x 7' 6" (3.59m x 2.29m) Radiator, double glazed window to the front, ceiling light point, built-in wardrobe.

Bedroom 4: 10' 7" x 7' 6" (3.23m x 2.28m) Radiator, double glazed window to the rear, ceiling light point, fitted wardrobes.

Bathroom: 7' 7" x 5' 7" (2.31m x 1.70m) Downlights, extractor fan, double glazed window to the rear, Victorian style radiator, three piece suite incorporating a WC, wash hand basin, roll top bath with shower above, tiled floor and walls.

Rear Garden: Fully enclosed and designed for easy maintenance with an AstroTurf area and golden gravel section with flowerbeds to the far end and a brick built storage building in the garden.

Approximate plot size: The overall approximate plot size extends to around 0.09 of an acre.

Chain details: The property is sold with no further upward chain delay.

Tenure: Cardwells Estate Agents Bolton pre marketing research indicates that the property is Freehold.

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 F at an annual cost of around £3,103 per annum.

Flood Risk Information: 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.

Energy Performance Certificate (EPC): The energy performance certificate is valid until the 9th of May 2029 and is a D rating.

Chain details: The property will be sold with an upward chain, the details of which are to be confirmed in due course.

Thinking of selling or letting a property 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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.

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

