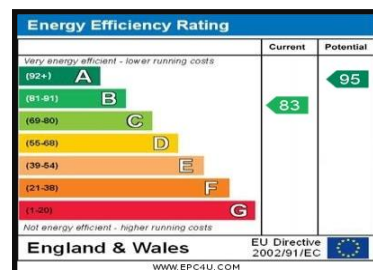


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk



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KENTFIELD DRIVE, ASTLEY BRIDGE, BL1 8FU



- Semi detached family home
- Three bedrooms
- En-suite and family bathroom
- Cloakroom/wc
- Lounge and kitchen/diner
- Driveway parking
- Good sized gardens to front and rear
- Close to local amenities



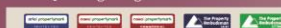
Offers in the Region Of £230,000

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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.



Beautifully presented semi detached family home located on a modern estate just off Crompton Way. The property is located close to many local amenities and within close proximity of Hall I'Th' Wood train station, which is ideal for the commuter. Internally the property comprises an entrance hallway, lounge, cloakroom/wc and kitchen/diner to the ground floor with three good sized bedrooms, en-suite to the master bedroom and a family bathroom. Externally there is a lawned garden with a flower bed and bushes to the front and a driveway which leads down the side of the property with a gate which leads to the rear garden. The rear garden is a very good size with a flagged patio area and lawned garden with space for a shed at the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Downlights, radiator, stairs to the first floor.

Lounge: 14' 0" x 12' 1" (4.27m x 3.68m) Ceiling light point, radiator, double glazed window to the front, radiator.

Cloakroom/wc: 5' 9" x 3' 3" (1.76m x 0.98m) Wash hand basin, wc, radiator, tiled floor with splashback to the walls, extractor fan.

Kitchen/diner: 15' 5" x 9' 5" (4.70m x 2.87m) Downlights and ceiling light point, double glazed French doors leading to the rear garden, radiator, range of fitted wall and base units with extractor fan, integrated gas hob, double electric oven, fridge/freezer, washing machine, dishwasher, one and a half bowl sink with mixer tap and drainer, tiled floor, under stairs storage.

Landing: Loft access which is boarded, ceiling light point.

Bedroom 1: 12' 2" x 11' 1" (3.71m x 3.39m) Radiator, double glazed window to the front, ceiling light point, radiator.

En-suite: 5' 6" x 5' 5" (1.67m x 1.65m) Downlights, wall mounted vertical ladder radiator, tiled floor and walls, three piece suite incorporating a wc, vanity unit with inset sink, wall in shower cubicle, double glazed window to the front.

Bedroom 2: 10' 10" x 8' 8" (3.29m x 2.65m) Double glazed window overlooking the looking the garden to the rear, ceiling light point, radiator.

Bedroom 3: 10' 10" x 6' 6" (3.29m x 1.97m) Double glazed window overlooking the looking the garden to the rear, fitted wardrobes, ceiling light point, radiator.

Bathroom: 6' 7" x 5' 6" (2.00m x 1.68m) Downlights, tiled floor and walls, wall mounted vertical ladder radiator, three piece suite incorporating a wc, vanity unit with inset sink, panelled bath with mixer tap and shower above, extractor fan.

Externally: To the front of the property there is a lawned garden with a flower bed and bushes to the front and a driveway which leads down the side of the property with a gate which leads to the rear garden. The rear garden is a very good size with a flagged patio area and lawned garden with space for a shed at the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

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

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

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.

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

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