

## CRANBERRY DRIVE, LADYBRIDGE, BL3 4TB



- Modern mews home
- Three bedrooms
- Three piece family bathroom
- Cloakroom/wc
- Spacious conservatory
- Driveway parking for two cars
- Close to commuter routes and amenities
- EPC rating C



**Fixed £220,000**

### BOLTON

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

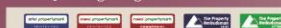
### BURY

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.





Beautifully presented mews property located within a sought after residential location being just a short drive from the M61 motorway network, Lostock train station, many local shops and schools. Internally the property comprises a cloakroom/wc, lounge, kitchen with granite worktops and a large conservatory to the ground floor plus three bedrooms and a three piece bathroom suite to the first floor. Externally there is driveway parking for two vehicles at the front with a well presented mature lawned garden to the rear complete with flower beds. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hall:** Ceiling light point, double glazed window to the side, radiator.

**Cloakroom w.c:** 5' 9" x 2' 8" (1.74m x 0.81m) Ceiling light point, double glazed window to the front, radiator, wc, vanity unit with inset sink.

**Lounge:** 15' 9" x 14' 6" (4.79m x 4.43m) Ceiling light point, double glazed window to the front, radiator.

**Kitchen:** 14' 5" x 8' 4" (4.40m x 2.53m) Ceiling light points, double glazed window to the rear, double glazed French doors leading to the conservatory, understairs storage, range of fitted wall and base units with complimentary granite worktops with inset one and half bowl sink with mixer tap and drainer, extractor fan, space for an electric oven, washing machine, dishwasher, dryer and fridge/freezer, breakfast bar, laminate effect flooring and radiator.

**Conservatory:** 12' 2" x 11' 9" (3.70m x 3.58m) Ceiling light point, radiator, granite tiled floor, double glazed windows and double glazed French doors to the rear leading into the garden.

**Landing:**

**Bedroom 1:** 13' 11" x 8' 4" (4.25m x 2.55m) Ceiling light point, radiator, fitted wardrobes, double glazed window to the front.

**Bedroom 2:** 10' 2" x 8' 1" (3.09m x 2.46m) Ceiling light point, radiator, double glazed window to the rear, loft access.

**Bedroom 3:** 10' 3" x 5' 11" (3.13m x 1.80m) Ceiling light point, storage cupboard, fitted wardrobes, radiator, double glazed window to the front.

**Bathroom:** 6' 0" x 5' 6" (1.84m x 1.68m) Ceiling light point, extractor fan, double glazed window to the rear, three piece suite incorporating a wc, vanity unit and sink, panelled bath with mixer tap and electric shower above, granite work surfaces and granite tiled walls, radiator.

**Externally:** To the front of the property there is driveway parking for two vehicles with a well presented mature leaned garden to the rear complete with flower beds.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 1 March 1999. We are advised the ground rent is £75 per annum

**Council tax:** Cardwells estate agents Bolton research shows the property is band C annual charges of £1909 per annum

**Parking:**

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a 'no risk' flood area

**Conservation area:** Cardwells estate agents Bolton research shows the property is not in a conservation area.

**Thinking of selling or letting 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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

