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THE HALL COPPICE, EGERTON, BL7 9UE



- Four bedrooms
- Semi detached family home
- Garage and large driveway
- Wonderful garden with stream
- Cloakroom w.c
- Lounge with wood burner
- Close to local amenities
- Kitchen and dining room



£340,000

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 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates



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Beautifully presented semi detached family home with a super garden that extends over the stream to the rear. The property is situated in the heart of Egerton, both Walmsley and Egerton Primary Schools are within walking distance as if Turton High School and Bromley Cross railway station. In the doorstep are the West Pennine Moors, reservoirs and beautiful countryside to be explored on foot or bicycle. Also within close proximity are many fabulous restaurants and sporting clubs to include Dunscair Golf Club, Delph Sailing Club and The Last Drop Village. The property itself is well presented inside and comprises an entrance hallway, cloakroom/wc, lounge, dining room, kitchen and bedroom to the ground floor with three further bedrooms and a modern four piece bathroom suite to the first floor. Externally there is a lawned garden with driveway parking for three to four cars leading to the garage at the front. At the rear of the rear of the property there's a spacious flagged patio area with tiered garden leading down to and over the stream.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, radiator, laminate effect flooring

Cloakroom w.c: 5' 7" x 2' 8" (1.69m x 0.82m) Ceiling light point, laminate effect flooring, double glazed window to the side, WC, wash hand basin.

Lounge: 17' 4" x 11' 7" (5.28m x 3.52m) Ceiling light point, laminate effect flooring, radiator, double glazed bow window to the front overlooking the front garden, multi fuel log burner

Dining area: 9' 10" x 8' 4" (3m x 2.54m) Downlights, double glazed French doors leading to the patio area, open into the kitchen.

Kitchen: 10' 4" x 8' 4" (3.15m x 2.54m) Ceiling light point, double glazed window overlooking the rear garden, range of fitted wall and base units with extractor fan, integrated gas hob, electric oven, space for two fridge/freezers, washing machine, dryer, one and a half sink with mixer tap and drainer, tiled splashback to the walls.

Bedroom 4: 9' 10" x 9' 8" (3m x 2.94m) Ceiling light point, double glazed window to the front overlooking the front garden, laminate effect flooring, radiator.

Landing: Ceiling light point, loft access which is boarded and has a pull down loft ladder.

Bedroom 1: 12' 11" x 11' 3" (3.94m x 3.42m) Ceiling light point, radiator, double glazed window to the rear overlooking the garden.

Bedroom 2: 13' 5" x 8' 8" (4.10m x 2.64m) Ceiling light point, radiator, double glazed window to the front.

Bedroom 3: 11' 2" x 6' 8" (3.41m x 2.02m) Ceiling light point, radiator, laminate flooring, double glazed windows to the rear overlooking the garden.

Bathroom: 11' 2" x 6' 8" (3.41m x 2.02m) Ceiling light point, double glazed window to the side, wall mounted vertical ladder radiator, four piece suite incorporating a vanity unit with inset sink and waterfall mixer tap, WC, panelled bath with waterfall mixer tap, walk in shower cubicle, tiled floor with splashback to the walls.

Outside: To the front of the property there is a lawned garden with driveway parking for three to four cars leading to the garage. At the rear of the rear of the property there's a spacious flagged patio area with tiered garden leading down to and over the stream.

Parking: Driveway and garage.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 1 May 1967

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

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 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.

Arranging a mortgage: Cardwells Estate Agents Bolton 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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