

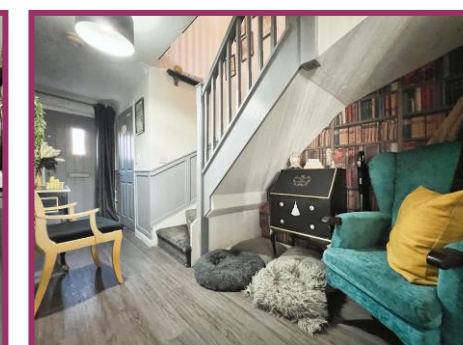


Independent Estate Agents
Cardwells
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MAPLE WALK, BOLTON, BL3 1AY



- Superb three bedroom family home
- Lovely countryside views to front
- Garage and driveway parking to rear
- Master bedroom with en suite shower rm
- White 3pc family bathrm & GF guest WC
- On the cusp of the popular development
- Open plan kitchen/diner. Lovely rear gdn
- Viewing highly recommended, viewing video



£245,000

BOLTON
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 E: bolton@cardwells.co.uk

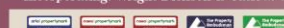
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 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates



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A three bedroom family sized home which enjoys a beautiful outlook and benefits from no passing traffic immediately to the front of the property. Situated on the cusp of beautiful countryside there is a rural charm and feel to the area, whilst the town centre of Bolton, Popular schools, shops, transport links and wonderful sporting and leisure facilities are all nearby. Positioned on the perimeter of this consistently popular residential development, the very well presented family size home benefits from accommodation which briefly comprises: reception hallway, ground floor guest WC, living room with feature fireplace, open plan kitchen/diner with patio doors off to the rear garden, first floor landing master bedroom which enjoys the countryside aspect and is complete with a three-piece en suite shower room, two additional generous bedrooms and a white three-piece family bathroom suite. There is a single garage to the rear with parking in front of the garage, a lovely enclosed rear garden with both lawn and patio areas and a pretty lawned section of front garden. The property benefits from a modern Worcester gas combination central heating boiler, uPVC windows and in our opinion can only be fully appreciated via a personal viewing. This can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; Bolton@Cardwells.co.uk or visiting www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hallway: 16' 2" x 6' 11" (4.940m x 2.111m) A generously sized and welcoming reception hallway which opens up beneath the staircase to provide library/study space, panelling to the walls, quality entrance door, mosaic tiled flooring to the entrance.

Guest w.c: 6' 3" x 3' 3" (1.915m x 0.981m) Two piece WC suite comprising: pedestal wash hand basin and dual flush WC, mosaic tiled flooring, radiator, uPVC window, wall mounted electric consumer unit (trip switch fuse box).

Living room: 14' 10" x 10' 1" (4.522m x 3.079m) Double glazed window to the front, feature fireplace, neutral decorations, quality flooring.

Kitchen diner: 17' 3" x 9' 6" (5.246m x 2.897m) The kitchen/diner is flooded with natural light from the double uPVC patio doors which open out onto the rear garden and the uPVC double glazed window, over the sink, which enjoys the aspect over the rear garden, there is insect ceiling spot lighting to the kitchen area, a generous range of matching: drawers, base and wall cabinets, integrated oven/grill, gas hob with extractor over, concealed Worcester gas central heating boiler, ceramic wall tiling to work areas complimented by the ceramic floor tiling, feature wallpaper to one wall.

First floor landing: Thick carpeting, neutral decorations, loft access point.

Master bedroom: 10' 1" x 10' 0" (3.077m x 3.059m) The master bedroom enjoys professionally fitted bedroom furniture providing: wardrobes, bedside units, drawers and bridging cabinets, from the uPVC window to the front the wonderful views can be really appreciated, radiator, neutral decorations, quality carpeting.

En suite: 6' 10" x 5' 2" (2.089m x 1.587m) A three-piece shower room suite comprising: corner shower enclosure, WC and pedestal wash hand basin, radiator, extractor.

Bedroom 2: 11' 8" x 9' 11" (3.547m x 3.035m) Measured at maximum point. uPVC window overlooking rear garden, radiator, the bedroom furniture in this room is included within the sale and this is the wardrobe, chest of drawers and matching bedside units, radiator.

Bedroom 3: 8' 2" x 7' 2" (2.477m x 2.173m) A generously sized third bedroom with uPVC window to the rear enjoying the aspect over the rear garden, radiator, quality carpeting.

Bathroom: 7' 1" x 6' 4" (2.165m x 1.931m) Modern white three piece bathroom suite comprising: pedestal wash on basin, WC and bath, uPVC window to front, ceramic wall tiling, radiator, extractor.

Garage: There is a single garage to the rear of the property with driveway parking in front of the garage.

Garden: The rear garden is fully enclosed with too long sections, very well stocked borders with mature shrubs and small trees which enhance the privacy, patio area, garden is enclosed by fencing to 3 sides. There is a lawn open plan section between the two headers of garden which belongs to this property.

Chain details: It is our understanding that the property will be sold with an upward chain, the details of which will be established in due course.

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 Freehold

Council tax: Cardwells estate agents Bolton research shows the property is band B £1670 per year

Flood risk information: 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.

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

