



## WHITING GROVE, LADYBRIDGE, BL3 4PU



- Detached bungalow
- Three bedrooms
- Bathroom and cloakroom/W,C
- Lounge and kitchen diner
- Good sized conservatory
- Close to local amenities
- Front and rear gardens
- Driveway and garage parking



**£330,000**

**BOLTON**  
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 E: bolton@cardwells.co.uk

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**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
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Beautifully presented detached true bungalow situated on a quiet cul-de-sac within the popular area of Ladybridge, Bolton. This lovely home is well presented throughout and is located close to many local amenities, schools and is also well placed for the commuter with the M61 motorway network and Lostock train station within a short drive. Internally the property comprises an entrance hallway, cloakroom/wc, kitchen/diner, lounge, three bedrooms with one being used as a dining room and a large conservatory. Externally there is a lawned garden with block paved driveway parking leading to the garage and a flagged path leading to the porch at the front. The rear of the property has a lawned garden with borders and two designated patio areas with a door leading to the garage. For further information contact Cardwells Estate Agents Bolton 01204 381281 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:**

**Porch:** Door leading into the hallway.

**Entrance hall:** Ceiling light point, radiator, loft access with pull down ladder and partly boarded, storage cupboard.

**Cloakroom wc:** 4' 7" x 2' 11" (1.40m x 0.88m) Ceiling light point, double glazed window to the side, wc, wash hand basin, laminate effect flooring, radiator

**Kitchen:** 16' 3" x 10' 7" (4.95m x 3.22m) Downlights, ceiling light point with fan, radiator, double glazed window to the front, range of fitted wall and base units with complimentary worktops and breakfast bar incorporating a one and a half stainless steel sink with mixer tap and drainer, an extractor fan, space for a multi fuel cooker, dryer, dishwasher and space for an American fridge/ freezer, laminate effect flooring with tiled splashback to the kitchen walls.

**Lounge:** 16' 4" x 11' 11" (4.97m x 3.62m) Downlights, radiator, double glazed bow window to the front, electric fire and surround.

**Bedroom 1:** 11' 11" x 10' 1" (3.63m x 3.08m) Ceiling light point, double glazed window to the side, radiator, fitted wardrobes.

**Bedroom 2:** 11' 11" x 11' 5" (3.62m x 3.48m) Ceiling light point, radiator, double glazed window over looking the garden to the rear, fitted wardrobes.

**Bedroom 3:** 10' 8" x 8' 2" (3.24m x 2.49m) Ceiling light point, radiator, double glazed window to the side, currently being used as a dining room with double doors leading into the conservatory.

**Conservatory:** 20' 1" x 11' 1" (6.13m x 3.39m) Downlights, ceiling light point with fan, radiator, double glazed windows, double glazed French doors leading to outside.

**Family bathroom:** 7' 2" x 5' 1" (2.18m x 1.55m) Downlights, double glazed window to the side, wall mounted vertical ladder radiator, wet room with shower, vanity unit with inset sink and wc, extractor fan, tiled walls.

**Garage:** 16' 11" x 8' 6" (5.15m x 2.60m) Ceiling light point, up and over electric garage door, door leading to the rear garden.

**Outside:** To the front of the property there is a lawned garden with block paved driveway parking leading to the garage and a flagged path leading to the porch. The rear of the property has a lawned garden with borders and two designated patio areas with a door leading to the garage.

**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 26 March 1970 we are advised the ground rent is £10 per annum

**Council tax:** Cardwells estate agents Bolton research shows the property is band D annual charges of £2147

**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.

**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](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 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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