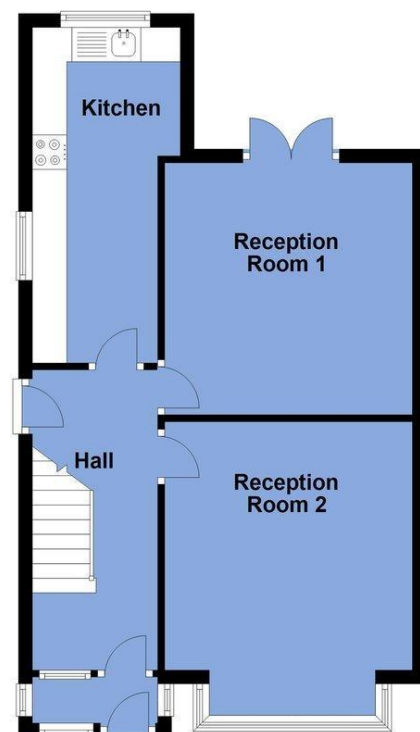
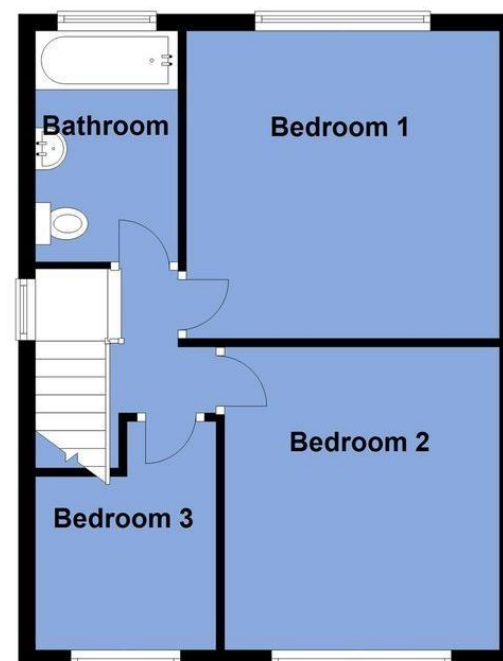




Ground Floor



First Floor



Independent Estate Agents
Cardwells
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ARDLEY ROAD, HORWICH, BL6 7EG



- Very well presented three bed semi
- Porch/reception hallway/lounge
- Dining room/professionally fitted kitchen
- Landing/three good bedrooms
- Three piece family bathroom suite
- Enclosed rear garden/summer house
- Warmed by gas C.H/uPVC double glazed
- Close to Horwich town centre



£230,000

BOLTON

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

BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Independent Estate Agents
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Est. 1982

Cardwells Estate Agents Bolton offer to the market this very well presented three bed semi detached property on Ardley Road in Horwich. In close proximity to the centre and all its highly regarded amenities, popular bars and restaurants, local nurseries, schools with excellent transport links all within a short commute. Warmed by gas central heating and UPVC double glazed throughout the property briefly comprises: Porch, reception hallway, bay fronted lounge, dining room with double doors giving access to the rear garden, professionally fitted kitchen, landing, three good bedrooms and a family bathroom suite. To the outside driveway parking for one car to the front and there is a good size enclosed rear garden complete with a summer house. Viewings can easily be arranged by ringing Cardwell Estate Agents Bolton, seven days a week on 01204 381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 2' 11" x 6' 4" (0.89m x 1.93m) Timber entrance door giving access to.

Reception hallway: 15' 8" x 6' 0" (4.77m x 1.83m) Wall mounted radiator, spindled staircase giving access to the landing, timber door giving access to the side.

Lounge: 13' 6" x 11' 4" (4.11m x 3.45m) Feature fireplace and surround, uPVC double glazed bay window, wall mounted radiator.

Dining room: 12' 1" x 11' 4" (3.68m x 3.45m) Double timber doors giving access to the rear garden, wall mounted radiator

Kitchen: 16' 7" x 7' 0" (5.05m x 2.13m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink with mixer tap over, base and wall units, worktops, freestanding oven, space for white goods, wall gas combination boiler, 2 uPVC double glazed windows,

Landing: 5' 9" x 5' 7" (1.75m x 1.70m) Frosted uPVC double glazed window, loft access point.

Bedroom 1: 11' 11" x 10' 11" (3.63m x 3.32m) uPVC double glazed window, wall mounted radiator.

Bedroom 2: 11' 11" x 12' 1" (3.63m x 3.68m) uPVC double glazed window, wall mounted radiator.

Bedroom 3: 9' 1" x 6' 11" (2.77m x 2.11m) uPVC double glazed window, wall mounted radiator.

Family bathroom: 9' 2" x 5' 8" (2.79m x 1.73m) Three piece suite comprising WC, pedestal wash basin, bath with T bar mixer shower, frosted uPVC double glazed window, wall mounted heated towel rail.

Outside: To the outside is the driveway parking for one car to the front and a good size enclosed rear garden complete with summer house.

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 C £1909 approximately per annum

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 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

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

