



SHAWCROFT VIEW, HALL I' TH WOOD, BL1 8UU



- Three bedroom family home
- Lovely grassy & tree lined front aspect
- Open plan fitted kitchen / diner
- Ground flr Guest WC, modern family bathrm
- Walking distance to train station
- Superbly presented throughout
- Private parking, gas combi CH, UPVCDG
- Easy maintenance rear garden



£215,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A modern three bedroom family size home enjoying a lovely aspect over grassland and trees to the front giving it a countryside feel, yet being placed only a few minutes walk away from Hall Ith Wood train station which directly serves: Manchester, Salford, Bolton, Bromley Cross and Blackburn. Locally there are popular schools, shops, superb road links, restaurants, wonderful sporting and leisure facilities. The accommodation extends to around 72 square metres / 775 square feet and is superbly presented with accommodation that briefly comprises: entrance porch, living room, open plan kitchen / diner with patio doors off to the rear garden, ground floor guest WC, first floor landing, three good bedrooms and a modern white three piece bathroom suite. Externally there is a private parking to the front and a fully enclosed rear garden that has been landscaped and is ideal for easy maintenance and all year around use, perfect for entertaining. The family size home benefits from UPVC double glazing, gas combination central heating and is superbly presented. Viewing is highly recommended to appreciate all that is on offer, in the first instance there is a walk-through viewing video available to watch and then a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: 4' 4" x 3' 2" (1.322m x 0.954m) Quality double glazed entrance door, radiator, ceramic floor tiling.

Living Room: 16' 11" x 13' 0" (5.144m x 3.958m) PVC window to the front which enjoys the wonderful aspect, fitted blinds, two radiators, ceiling spotlighting, neutral decorations, spindle stairs off to the first floor, understairs storage space.

Kitchen/diner: 16' 11" x 9' 2" (5.144m x 2.789m) A professionally fitted kitchen with a super range of matching: drawers, base and wall cabinets, fan assisted oven and grill, gas hob with extractor over, stainless steel sink and drainer with mixer tap over, concealed gas combination central heating boiler, space for: washing machine, dryer and American fridge freezer, sliding UPVC patio doors off to the rear garden complete with fitted blinds, UPVC window which enjoys the aspect over the garden, ample dining space, neutral decorations, radiator.

Guest WC/powder room: 5' 5" x 3' 1" (1.643m x 0.94m) A white two-piece suite comprising corner wash hand basin and dual flush WC, radiator, extractor.

First floor landing: 6' 5" x 6' 4" (1.945m x 1.926m) Loft access point.

Master Bedroom: 11' 1" x 10' 2" (3.379m x 3.105m) UPVC window to the rear overlooking the garden complete with fitted blinds, radiator, neutral decorations.

Bedroom Two: 11' 0" x 10' 2" (3.361m x 3.090m) UPVC window to the front enjoying the lovely aspect, fitted blinds, Radiator.

Bedroom Three: 9' 5" x 7' 7" (2.871m x 2.303m) UPVC window to the front enjoying the lovely aspect complete with fitted blinds, radiator, neutral operations, built-in storage space.

Bathroom: 7' 10" x 6' 4" (2.375m x 1.937m) A modern white three-piece bathroom suite comprising: pedestal wash and basin, dual flush WC and bath shower over and fitted with a glass shower screen, heated towel, UPVC window to the rear, extractor, ceramic wall tiling.

Plot size: The overall approximate plot size extends to around 0.04 of an acre.

Parking: There is a parking space in the driveway area immediately in front of the property.

Rear Garden: Landscaped and finished in a patio style for easy maintenance and all year round enjoyment.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 January 2004

Bolton Council Tax: The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is B, which is at an approximate annual price of around £1,763.

Conservation area: Cardwells Letting Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Floor Risk Information: Cardwells Letting Agents Bolton pre-marketing research indicates that the property is regarded as having a "very low" risk of flooding.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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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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