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**NUFFIELD CLOSE, HEATON, BL1 5GY**



- Quiet cul-de-sac position
- Extended detached family home
- Four bedrooms
- Accommodation over three floors
- Family bathroom, shower room & en-suite
- Cloakroom/wc
- Front and rear gardens
- Driveway and garage parking



**Offers in the Region Of £350,000**

**BOLTON**

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

**BURY**

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**

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

Incorporating: Wright Dickson & Catlow, WDC Estates

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Located within the always popular area of Heaton is this superb detached family home which has been extended and has accommodation set over three floors. The property is well placed for many local amenities, schools and is just a short distance away from Moss Bank Park. Internally the property comprises an entrance hallway, cloakroom/wc, lounge, kitchen/breakfast room and dining room to the ground floor with two double bedrooms, the master having an en-suite and a family bathroom to the first floor with a further two bedrooms and a shower room to the second floor. Externally there is a well presented lawned garden with a hedgerow and driveway parking for at least three cars leading to the garage which has an up and over door with EV charging point at the front. The rear garden is beautifully maintained with a flagged patio area and lawned garden with raised flower beds surrounding the lawn and a path leading down the side of the house to a gate which leads to the the front. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway:** Ceiling light points, radiator, laminate effect flooring, under stairs storage.

**Cloakroom/wc:** 6' 8" x 3' 1" (2.03m x 0.95m) Double glazed window to the front, ceiling light point, WC, wash hand basin, radiator, laminate effect flooring.

**Lounge:** 16' 7" x 10' 3" (5.05m x 3.13m) Ceiling light point, double glazed window to the front, radiator, laminate flooring, living flame gas fire and surround, fitted storage/desk unit

**Kitchen/diner:** 17' 6" x 17' 0" (5.33m x 5.17m) Double glazed window to the rear, radiators, fitted storage cupboard, range of fitted wall and base units with extractor fan, integrated gas hob, electric oven, space for a washing machine, fridge freezer, one and a half bowl stainless steel sink with mixer tap and drainer, tiled splashback to the kitchen walls, double glazed French doors leading into the dining room, ceiling point.

**Dining Room:** 20' 3" x 8' 8" (6.17m x 2.65m) Downlights, laminate effect flooring, radiator, double glazed windows to the rear and side, skylights, double glazed French doors leading onto the patio.

**First floor landing:** Ceiling light point, radiator, stairs leading to the second floor.

**Bedroom 1:** 11' 11" x 10' 6" (3.62m x 3.20m) Double glazed window to the front, radiator, fitted wardrobes and dressing unit, ceiling light point, door leading to the en-suite.

**En-suite** 10' 6" x 4' 4" (3.20m x 1.31m) Extractor fan, radiator, three-piece suite incorporating a WC, wash hand basin, walk-in shower cubicle, tiled splashback to the walls, ceiling light point.

**Bedroom 2:** 17' 6" x 8' 2" (5.34m x 2.48m) Ceiling light point, fitted wardrobes, double glazed windows to the rear, radiator.

**Family bathroom:** 6' 7" x 6' 5" (2.00m x 1.96m) Extractor fan, double glazed window to the front, radiator, three piece suite incorporating a WC, wash hand basin, panel bath, laminate effect flooring, tiled splashback to the walls, ceiling light point.

**Second floor landing:** Ceiling light point, radiator.

**Bedroom 3:** 10' 7" x 9' 3" (3.22m x 2.82m) Double glazed window to the rear, fitted drawers and desk unit, loft access, storage to the eaves, ceiling light point.

**Bedroom 4:** 9' 4" x 8' 4" (2.84m x 2.55m) Ceiling light point, radiator, double glazed window to the front.

**Shower Room:** 8' 9" x 4' 6" (2.67m x 1.37m) Ceiling light point, radiator, extractor fan, three-piece suite incorporating a WC, vanity unit with inset wash hand basin, walk in shower cubicle, laminate flooring, tiled splashback to the walls.

**Garage:** 16' 10" x 8' 7" (5.13m x 2.61m) Ceiling light point, up and over garage door, electric car charging point.

**Externally:** To the front of the property there is a well presented lawned garden with a hedgerow and driveway parking for at least three cars leading to the garage which has an up and over door with EV charging point. The rear garden is beautifully maintained with a flagged patio area and lawned garden with raised flower beds surrounding the lawn and a path leading down the side of the house to a gate which leads to the the front.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 January 2005

**Council Tax:** Cardwells estate agents Bolton research shows the property is band D annual charges of £2267

**Flood Risk:** 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.

**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 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**Thinking of selling or letting:** 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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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