



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co.uk

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**ATHOLL CLOSE, LADYBRIDGE, BL3 4NY**



- Detached true bungalow
- Head of a cul de sac
- 2 double bedrooms
- 2-3 reception rooms
- Stunning gardens
- No onward chain
- Driveway & garage parking
- Close to local amenities



**Offers in the Region Of £290,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
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**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Simply stunning detached true bungalow located at the head of a cul-de-sac within the always popular area of Ladybridge. This wonderful home is offered for sale with NO ONWARD CHAIN has had a new roof within the last two years, new double glazing within the last five years and with a modern kitchen and shower room is ready to move into. Ladybridge is a popular area as there are many local amenities and schools close by with Deane Golf Club also being a short distance away. Furthermore, Ladybridge is also popular for the commuter with Lostock train station, the M61 motorway network, Middlebrook retail park and Bolton town centre all within easy reach. Internally the accommodation comprises an a porch, entrance hallway, lounge, dining area, breakfast area, kitchen, shower room and two double bedrooms. Externally there is a low maintenance gravelled garden and lawn with driveway parking for three to four cars leading to the detached single garage with an electric up and over garage door to the front. The rear and side gardens are simply stunning and well stocked with mature plants/flowers. The lawn is beautifully manicured with a good sized patio area and space for a summer house. 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)

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

**Entrance hall:** Ceiling light point, radiator, fitted storage cupboard, loft access.

**Lounge:** 18' 6" x 12' 3" (5.64m x 3.74m) Ceiling light point, double glazed window overlooking the front garden, radiator, feature fireplace.

**Kitchen:** 12' 0" x 9' 3" (3.66m x 2.83m) Ceiling light point, double glazed window to the rear, range of fitted wall and base units with integrated extractor fan, electric hob, electric oven, space for a washing machine, dryer, slimline dishwasher, fridge freezer, one and a half bowl stainless steel sink with mixer tap and drainer, wall mounted vertical ladder radiator, laminate effect flooring with tiled splashback to the walls.

**Dining room:** 11' 4" x 8' 8" (3.46m x 2.64m) Ceiling light point, radiator, open into the breakfast room.

**Breakfast room:** 11' 5" x 6' 6" (3.49m x 1.99m) Ceiling light point, wall lamp, double glazed bow window overlooking the rear garden, double glazed sliding patio doors onto the patio.

**Bedroom 1:** 11' 10" x 11' 10" (3.60m x 3.60m) Ceiling light point, double glazed window to the front, radiator.

**Bedroom 2:** 11' 11" x 10' 2" (3.63m x 3.11m) Ceiling light point, double glazed window overlooking the garden to the rear, radiator, fitted wardrobes.

**Shower room:** 8' 5" x 5' 10" (2.56m x 1.78m) Downlights, extractor fan, double glazed windows to the rear, three-piece suite incorporating a WC, wash hand basin, walk-in shower cubicle, wall mounted vertical ladder radiator, tiled walls.

**Outside:** To the front of the property there is a low maintenance gravelled garden with driveway parking for three to four cars leading to the detached single garage with an electric up and over garage door. The rear and side gardens are simply stunning and well stocked with mature plants/flowers. The lawn is beautifully manicured with a good sized patio area and space for a summer house.

**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 31 January 1969

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

**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 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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