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FAIRLIE AVENUE, LADYBRIDGE, BL3 4PF



- Detached true bungalow
- Flexible accommodation
- Three double bedrooms
- Beautifully presented
- Bathroom and shower room
- Large conservatory
- Cul de sac position
- Good sized corner plot



£335,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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 Est. 1982

Situated within the heart of Ladybridge is this beautifully presented detached true bungalow enjoying an enviable corner plot upon a quiet cul-de-sac. This superb property is situated close to many local amenities and schools with Deane Golf Club also being a short distance away. 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 entrance hallway with wooden flooring, three double bedrooms all with fitted wardrobes, bathroom, shower room with power shower, modern fitted kitchen with Neff appliances, lounge with multi fuel burner and large conservatory which leads to the rear garden. An added benefit to this property is a second entrance which allows for easier access for wheelchairs. Externally, the front of the property has a lawned garden with mature trees and flowers to the side with block paved driveway providing space for a couple of cars leading to the garage. The rear of the property is very private and has a beautifully manicured lawn with mature flower beds, shrubs and plants with two flagged patio areas providing space for outdoor entertainment. For further information contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, wooden flooring, radiator, storage cupboard, loft access with fixed pull down ladder which is part boarded.

Lounge: 17' 11" x 12' 0" (5.45m x 3.65m) Ceiling light points, radiator, double glazed window to the front, multi fuel fire with feature fire surround and granite hearth.

Kitchen breakfast room: 11' 11" x 11' 10" (3.63m x 3.61m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, range of fitted wall and base units with extractor fan, integrated, six ring gas hob, double electric oven, dishwasher, space for a larder fridge and larder freezer, one and a half bowl stainless steel sink with mixer tap and drainer, breakfast bar, tiled splashback to the walls.

Conservatory: 21' 9" x 9' 6" (6.64m x 2.89m) Wall lamps, radiator, double glazed windows, double glazed French doors leading to the kitchen, tiled flooring.

Bedroom 1: 15' 1" x 10' 11" (4.60m x 3.32m) Ceiling light point, radiator, double glazed window to the front, fitted wardrobes.

Bedroom 2: 12' 1" x 10' 10" (3.69m x 3.30m) Ceiling light point, double glazed window to the side fitted wardrobes, radiator.

Porch/storage room: 12' 2" x 3' 10" (3.70m x 1.16m) Ceiling light point, radiator, door to the front.

Door to the front, ceiling light point.

Bedroom 3: 10' 11" x 10' 11" (3.33m x 3.33m) Ceiling light point, radiator, double glazed window to the side, fitted wardrobes.

Bathroom: 8' 1" x 7' 10" (2.46m x 2.39m) Ceiling light point, double glazed window to the side, three piece suite incorporating a wc, vanity unit with inset sink, panelled bath with mixer tap, tiled walls, extractor fan, wall mounted vertical ladder radiator.

Shower room: 10' 4" x 3' 8" (3.16m x 1.12m) Ceiling light point, double glazed window to the rear, three piece suite incorporating a wc, vanity unit with inset sink, wall in shower cubicle, tiled floor with splashback to the walls, wall mounted vertical ladder radiator.

Garage: 18' 6" x 9' 0" (5.65m x 2.74m) Ceiling light point, up and over garage door to the front, double glazed window to the rear, part used as a utility with a range of fitted wall and base units with a stainless steel sink with mixer tap and drainer, space for a washing machine and dryer, wall mounted boiler.

Externally: To the front of the property there is a lawned garden with mature trees and flowers to the side with block paved driveway providing space for a couple of cars leading to the garage. The rear of the property is very private and has a beautifully manicured lawn with mature flower beds, shrubs and plants with two flagged patio areas providing space for outdoor entertainment.

Viewings: All viewings 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 Leasehold, 999 years from the date of the Lease

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 indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Thinking of selling or letting in Bolton: If you are thinking of selling 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 or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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