



**ARMADALE ROAD, LADYBRIDGE, BL3 4UH**



- Detached family home
- Situated on a corner plot
- Four double bedrooms
- Two reception rooms
- Stunning gardens with potential to extend
- No onward chain
- Driveway and garage parking
- Close to amenities and commuter routes



**£450,000**

**BOLTON**

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

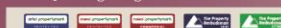
**BURY**

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

**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this detached family located within the popular area of Ladybridge in Bolton. The property offers good sized accommodation throughout and being situated on a corner plot, provides the potential for extensions subject to the necessary permissions being acquired. 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 a porch, entrance hallway, lounge, dining room, kitchen and cloakroom/wc to the ground floor with four double bedrooms and a family bathroom to the first floor. Externally there is a large block paved driveway providing parking for multiple vehicles which leads to the double garage with an electric up and over door at the front. From the driveway there is an Indian stone path leading to the side and the porch. The lawn, with beautiful flowerbeds and borders, stretches from the front of the house all around the side and to the rear where there is a shed and summerhouse. Viewings are essential to appreciate the property and plot on offer. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381381 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:**

**Porch:** 11' 1" x 7' 1" (3.39m x 2.16m) Wall lamp, double glazed windows to the front and side, tiled floor, door leading to the entrance hallway.

**Entrance Hallway:** Ceiling light point, radiator, stairs to the first floor, door to the garage.

**Cloakroom/wc:** 6' 0" x 4' 2" (1.84m x 1.27m) Double glazed window to the side, wc, ceiling light point, wash hand basin.

**Lounge:** 18' 5" x 12' 0" (5.61m x 3.65m) Radiators, dual aspect double glazed windows to the front and the rear, ceiling light point.

**Dining Room:** 10' 11" x 10' 6" (3.32m x 3.19m) Radiator, ceiling light point, double glazed window overlooking the garden to the rear.

**Kitchen:** 11' 11" x 10' 5" (3.64m x 3.17m) Ceiling light point, double glazed window overlooking the rear garden, radiator, door to the side, range of fitted wall and base units with space for an electric cooker, washing machine, undercounter fridge, stainless steel sink with mixer tap and dual drainer, tiled splashback to the walls.

**Garage:** 19' 11" x 15' 5" (6.07m x 4.70m) Up and over electric garage door, double glazed window to the side, floor standing boiler.

**Landing:** Ceiling light point, double glazed window overlooking Rumworth Lodge.

**Bedroom 1:** 15' 1" x 11' 1" (4.60m x 3.37m) Ceiling light point, double glazed window overlooking the garden to the rear, radiator.

**Bedroom 2:** 10' 6" x 10' 0" (3.21m x 3.05m) Double glazed window overlooking the garden to the rear, ceiling light point, radiator.

**Bedroom 3:** 13' 11" x 10' 6" (4.23m x 3.20m) Double glazed window overlooking the garden to the rear, ceiling light point, radiator.

**Bedroom 4:** 12' 10" x 7' 7" (3.91m x 2.31m) Ceiling light point, radiator, double glazed window overlooking Rumworth Lodge.

**Bathroom:** 8' 10" x 7' 7" (2.70m x 2.32m) Ceiling light point, double glazed window to the side, three piece suite incorporating a wc, wash hand basin, panelled bath with shower above, tiled splashback to the walls, wall mounted vertical ladder radiator, large walk in airing cupboard.

**Storage Room:** 7' 9" x 7' 6" (2.36m x 2.28m) Shelving units, storage to the eaves, ceiling light point.

**Externally:** To the front of the property there is a large block paved driveway providing parking for multiple vehicles which leads to the double garage with an electric up and over door. From the driveway there is an Indian stone path leading to the side and the porch. The lawn, with beautiful flowerbeds and borders, stretches from the front of the house all around the side and to the rear where there is a shed and summerhouse.

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 1 April 1971

**Council tax:** Cardwells estate agents Bolton research indicates 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:** 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](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.

**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)

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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