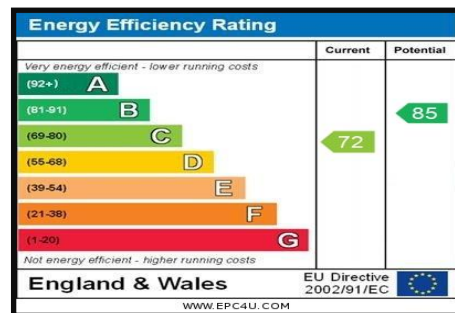


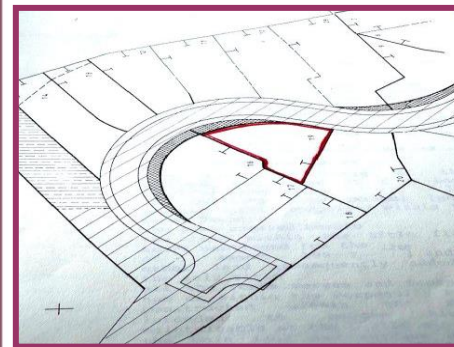


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Cardwells
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GRANTHAM CRESCENT, IPSWICH, IP2 9PD



- First to view will buy
- Fabulous detached house, Freehold
- Extensively upgraded in 2024
- Large corner plot, potential to extend stpp
- Garage plus parking for 3 more cars
- New conservatory, gas ch, upvc d/g glazed
- 3 bedrooms, new cloakroom/wc and bathroom
- Brand new kitchen, beautiful garden



£374,950

BOLTON
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Incorporating: Wright Dickson & Catlow, WDC Estates
 Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

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 Est. 1982

Looking for a ready to move in property with potential to extend (stpp) in the future? This property we know is sure to impress any viewer. It has been the subject in 2024 of a total upgrade and refurbishment and is offered for sale in show home condition, is presented to the highest standard throughout. We would point out the property enjoys a large corner plot which forms a beautiful landscaped garden but does offer scope for extension (stpp) and does offer a garage and parking for three vehicles, ideal space for caravan, boat or more cars. Vendor comments: This has been our family home for a long time and in 2024 we completely re-modelled the house. Sadly our circumstances have changed and a move to a different area completely is needed. List below details the works carried out and if required vendor can show receipts on request. Replacement uPVC double glazed windows New Conservatory new gas central heating including radiators Electrical upgrade New loft insulation new professionally designed and installed fitted kitchen complete with NEFF double oven and hob, integrated dishwasher and fridge freezer New cloakroom wc suite and tiling New bathroom suite and tiling New solid oak staircase New quality flooring All new decor throughout New porch Fitted wardrobes to all three bedrooms and much more! Viewing is with our highest recommendation and by appointment only. Cardwells are located in Bolton and are assisting the vendor, who is a close family friend of one of Cardwells directors. We will be pleased to pass on to the vendor the viewers details for him to call directly to make an appointment to view the property.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: Spacious entrance hall with a new solid oak staircase off.

Cloakroom/wc 6' 0" x 3' 0" (1.83m x 0.91m) Concealed flush wc and wash hand basin.

Kitchen: 10' 11" x 9' 1" (3.32m x 2.77m) Professionally designed and fitted new in 2024, complete with NEFF appliances.

Lounge/Diner 19' 6" x 15' 8" (5.94m x 4.77m) max approx. Feature fireplace.

Conservatory: 12' 0" x 10' 0" (3.65m x 3.05m) New in 2024, uPVC windows and double doors to the rear garden.

Bedroom One: 15' 1" x 10' 5" (4.59m x 3.17m) Fitted furniture,

Bedroom Two: 10' 9" x 9' 2" (3.27m x 2.79m) Fitted furniture.

Bedroom Three: 9' 11" x 6' 11" (3.02m x 2.11m) Fitted furniture

Bathroom: 6' 3" x 5' 6" (1.90m x 1.68m) New in 2024, modern white suite, shower, concealed flush wc, wash hand basin, wall tiling.

Garage: Brick, detached, large corner plot, parking for 3 more cars.

Gardens: Beautifully laid landscaped gardens with patios, lawn, fully enclosed and fenced, two large garden sheds.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.09 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2359 per annum.

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.

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 or visit: 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 or visiting: www.Cardwells.co.uk

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

