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**GLENLUCE WALK, LADYBRIDGE, BL3 4XE**



- Semi detached bungalow
- Quiet location
- Two bedrooms
- Allocated parking
- Modern kitchen and shower room
- Good sized lounge
- Front and rear gardens
- Close to amenities and commuter routes



**Offers in Excess of £190,000**

**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

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**Cardwells**  
 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates



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Beautifully presented semi detached bungalow located within Ladybridge. 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 entrance hallway, lounge, kitchen, two bedrooms and three piece shower room. Externally there is allocated parking for the residents of Glenluce Walk with a well kept lawn with mature trees and a path at the front of the property. To the rear of the property there is a flagged patio area with a lawned garden, mature borders to the sides and the rear, space for a shed with allocated parking. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 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, tiled floor, storage cupboard with wall mounted combination boiler.

**Lounge:** 16' 2" x 11' 5" (4.94m x 3.48m) Ceiling light point, double glazed window to the front, radiator, coving to the ceiling.

**Inner hallway:** Ceiling light point, tiled floor, loft access with pull down ladder.

**Kitchen:** 9' 3" x 8' 10" (2.82m x 2.68m) Ceiling light point, double glazed window to the side, tiled flooring, range of fitted wall and base units with extractor fan, integrated gas hob and double electric oven, stainless steel sink with mixer tap and drainer, space for a washing machine, dryer, fridge/freezer, tiled splashback to the walls.

**Bathroom:** 6' 1" x 5' 5" (1.85m x 1.65m) Downlights, extractor fan, double glazed window to the side, wall mounted vertical ladder radiator, three piece suite incorporating a vanity unit with inset sink and wc, walk in shower cubicle, tiled floor and tiled walls.

**Bedroom 1:** 13' 2" x 11' 4" (4.01m x 3.46m) Ceiling light point, double glazed window overlooking the rear garden, radiator.

**Bedroom 2:** 9' 11" x 9' 0" (3.01m x 2.75m) Ceiling light point, laminate effect flooring, radiator, double glazed French doors leading onto the flagged patio area.

**Externally:** Externally there is allocated parking for the residents of Glenluce Walk with a well kept lawn with mature trees and a path at the front of the property. To the rear of the property there is a flagged patio area with a lawned garden, mature borders to the sides and the rear, space for a shed with allocated parking.

**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 indicates the property is Leasehold, 999 years from 1 April 1975

**Council tax:** Cardwells estate agents Bolton research indicates the property is band B, annual cost of £1763

**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 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.

**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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