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FOREST WAY, BROMLEY CROSS, BL7 9YE



- Stunning detached family home, cul de sac
- Quiet location with wonderful views
- Circa 0.26 of an acre plot. Woodland grdns
- Walking distance to Turton & Cannon Slade
- Stunning kitchen diner, bespoke conservatory
- Large lounge, utility, Guest WC, solar panels
- 4 good beds, high spec en-suite to master
- No chain, driveway parking. 2,142sq ft.



£540,000

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
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LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Positioned in a quiet cul-de-sac location and enjoying magnificent views over the woodland and countryside beyond, is this four bedroom detached family home set in a consistently popular seminal location, on the cusp of stunning countryside, yet just a short walk away from Turton High School, Bromley Cross railway station and Canon Slade High School. The facilities nearby are superb with restaurants, sporting clubs/facilities, shops and the Jumbles reservoir and country Park all within walking distance. Offered for sale with no further upward chain delay, it is hoped that a prompt completion can be arranged once the sale has been agreed. Uniquely the plot size extends to just over a quarter of an acre with fabulous patio and terrace space, perfect for entertaining and a terraced woodland garden area which continues into the valley. The family home is private, enjoys a rural charm yet is far from cut off. The property is presented very well throughout with neutral decorations, high specification kitchen, bespoke conservatory, beautiful bathrooms and wonderful living space which extends to around 2,142 square feet / 199 square meters, which briefly comprises: reception hallway, ground floor guest WC/powder room, sizable lounge with Faber remote control operated gas fire, stunning fitted kitchen which opens into the dining area with double doors off into the conservatory, completing the ground floor accommodation. The utility room has been built into part of the double garage. To the first floor is the landing, family bathroom suite and four excellent size bedrooms, the second bedroom has a shower cubicle and the master bedroom is professionally fitted and enjoys a beautiful en-suite shower room with double shower options and twin wash hand basins. Importantly, the master bedroom enjoys the wonderful views to the rear. There are wonderful patio and terraced garden areas, and the woodland garden extends into the hillside. There is an abundance of private off road car parking and even the option of secure gated parking, perhaps ideal for a boat or caravan. The family home benefits from fitted solar panels to the roof which helps with the running costs and we understand that a helpful income has been enjoyed from there. Further benefits from double glazing, gas central heating, a security alarm system, wiring for speakers in some rooms and outside and data cabling in the property. This is a wonderful detached home in a superb location. There is so much to admire and appreciate that a personal viewing is essential to appreciate everything on offer, but in the first instance there is a walk through viewing video available to watch. A viewing can be arranged by calling; Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area extends to around 2142 ft.²/199 m².

Reception Hallway: 17' 9" x 6' 0" (5.420m x 1.833m) UPVC entrance door with matching stained glass double glazed window to side, modern stylish radiator, neutral decor, stands off to the first floor, quality internal doors and joinery work, wall mounted Nest central heating controls.

Guest WC/powder room: 9' 0" x 6' 2" (2.748m x 1.884m) A two piece suite comprising wash hand basin and a WC with built under storage space, quality ceramic tiling to the floor and walls, modern stylish radiator, versatile built-in storage space.

Living Room: 21' 5" x 11' 7" (6.531m x 3.541m) A spacious living room flooded with natural light from the large UPVC windows to both the front and side, high specification Fabre gas fire set behind a glass screen, stylish modern radiator, fitted surround sound speakers.

Dining Room: 12' 4" x 10' 8" (3.763m x 3.257m) The dining room is in an open plan style with the kitchen connected via a large archway, there is a separate archway entrance from the reception hallway, neutral decor, stylish lighting, modern stylish radiator and UPVC double doors which open up into the conservatory.

Kitchen: 14' 6" x 10' 8" (4.418m x 3.259m) High specification fitted kitchen designed and installed to exacting standards enjoying an excellent range of matching: drawers, base and wall cabinets, two Neff oven grills, one microwave oven, one warming drawer, induction hob with stylish extractor over, scratch resistant sink and drainer with mixer tap over, integrated dishwasher, integrated fridge, modern stylish radiator, inset ceiling spotlighting, UPVC windows to the rear through which the wonderful views over the garden and beyond can be enjoyed.

Conservatory: 13' 11" x 20' 11" (4.250m x 6.365m) A bespoke designed conservatory, built to enjoy the wonderful views as much as possible over the rear garden and beyond, there are two stylish radiators, wood laminate flooring, fitted blinds to the side and rear and double doors which open out onto the wonderful patio.

Utility Room: 11' 9" x 7' 9" (3.579m x 2.358m) Fitted with matching base and wall cabinets to those in the kitchen, designed to enclose the washing machine and dryer, whilst move space for a fridge and freezer, UPVC double glazed rear entrance door, modern stylish radiator, spotlighting, fitted speakers to the ceiling. The utility room has been partitioned off from the original garage space and there is quality internal door which leads into the garage.

Master Bedroom: 17' 9" x 14' 2" (5.42m x 4.31m) Measured at maximum point the far reaching and wonderful views can be fully appreciated from the master bedroom, which is equipped with a wonderful range of professionally fitted bedroom furniture providing wardrobes, dressing space, chest of drawers and bed surround furniture.

En-suite shower room: 8' 3" x 5' 10" (2.52m x 1.78m) A stylish and thoughtfully designed shower room with a twin shower design, twin wash hand basins and WC.

Bedroom Two: 11' 11" x 11' 8" (3.64m x 3.55m) UPVC window to the side which enjoys the aspect towards the woodland and over the driveway, within this room there is a shower cubicle.

Bedroom Three: 10' 10" x 9' 8" (3.30m x 2.94m) UPVC window to the rear which enjoys the far reaching views.

Bedroom Four: 9' 8" x 8' 11" (2.94m x 2.72m) UPVC window to the front and superb built-in storage space.

Family Bathroom: 8' 2" x 6' 3" (2.48m x 1.90m) A stylish family bathroom suite comprising WC, wash hand basin and bath with shower over and fitted shower screen, stylish presentation, UPVC window.

Garage: 16' 6" x 17' 6" (5.023m x 5.335m) Those measurements are at the maximum point and do not take into account the section of the garage which has been converted to create the utility room. There is a workshop area to the rear of the garage and the widest point of the area to the side of the utility room is around 2.581. In its present form it is unlikely that the garage can be used for a parking a car.

Parking: To the front of the garage is a double with vehicle access door. There is a wall mounted Worcester gas central heating boiler, pressurised hot water tank and the solar PV system and meters are mounted on the wall. There is superb off-road private driveway car parking space to the front of the property.

Gardens: The patio and terrace space to the rear of the property has been professionally landscaped and provides superb space for entertaining and relaxing, whilst taking in the views, Lara Outdoor speakers, PowerPoint and even the possibility of re-instating an external shower should you wish to install a hot tub/sauna, which we understand was once in place. Steps lead down through the woodland garden to various levels which are well stocked with trees, shrubs and rockeries. The garden area follow the contours of the valley.

Plot size: The overall approximate plot size extends to around 0.26 of an acre.

Chain details: We are advised that the property can be sold with early vacant possession and no further upward chain delay.

Energy performance certificate (EPC) The energy performance certificate rating is C and we understand that this is valid until July 2034.

Tenure: Cardwells Estate Agents Bolton pre-marketing research shows that the property is Leasehold enjoying a 999 year term from 1st November 1858, meaning there is circa 832 years remaining. Our clients advise us that the annual leasehold charge is £1 per annum.

Council Tax: The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is F, which is at an approximate annual price of around £3,274.

Conservation area. Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Floor Risk Information. Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having a "very low" risk of flooding.

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