



## COTTON MEADOWS, BOLTON, BL1 8GA



- Modern semi detached
- Three bedrooms
- Lounge area
- Guest WC and family bathroom
- Gardens to front and rear
- Driveway parking
- No onward chain delay
- Early viewing advised



Offers in Excess of £210,000

### BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

### BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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Located on a well regarded modern development close to Hall i'th Wood train station and having excellent road access also, this lovely three bedroom semi detached property would make the ideal family retreat for those requiring accessible commuting distance into Manchester or those simply wanting to move straight into their home and enjoy. The accommodation is offered with no onward chain delay and currently comprises entrance hall, lounge area, fitted kitchen, guest WC, three bedrooms and a bathroom with three piece suite. Externally the property enjoys a low maintenance garden area to the front with driveway parking to the side and a sizable rear garden with paved patio and lawn area. Properties in this area attract great deal of attention and early viewing is therefore advised which in the first instance can be via our virtual viewing video and then in person arranged through our Bolton office 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hall:** 11' 10" x 1' 1" (3.6m x 0.3m) Double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Vinyl flooring. Central heating radiator.

**Guest wc:** 5' 7" x 3' 3" (1.7m x 1m) Double glazed window to the front elevation. Two piece suite comprising vanity sink with storage and close coupled WC. Parts tiled elevations. Radiator. Tiled floors.

**Lounge area:** 14' 1" x 14' 1" (4.3m x 4.3m) Double glazed French doors to the rear elevation. Under stairs storage. Vinyl flooring. Central heating radiator.

**Fitted kitchen:** 10' 10" x 6' 11" (3.3m x 2.1m)

**First floor landing:** Stairs lead off the hall to the first floor landing. Loft access.

**Bedroom 1:** 13' 5" x 7' 7" (4.1m x 2.3m) Double glazed window to the rear elevation enjoying distant countryside views beyond. Radiator.

**Bedroom 2:** 11' 10" x 7' 7" (3.6m x 2.3m) Double glazed window to the front elevation. Radiator.

**Bedroom 3:** 8' 10" x 6' 3" (2.7m x 1.9m) Double glazed window to the rear elevation. Radiator.

**Bathroom:** 5' 11" x 5' 11" (1.8m x 1.8m) Double glazed window to the front elevation. Three piece suite comprising bath with shower and screen over, pedestal wash hand basin and close coupled WC. Tiled elevations. Tiled floor. Chrome towel rail.

**Externally:** The front of the property enjoys driveway parking to the side with low maintenance garden to the front. The rear enjoys a good sized garden with patio area leading onto sizable lawn which is fence enclosed.

**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 Freehold.

**Council tax:** Cardwells estate agents Bolton research indicates the property is band C annual charges of £2015

**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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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)

**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

