



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE WALKWAY, LADYBRIDGE, BL3 4NT



- Lovely 2 bedroom true bungalow
- Sought after location
- Leafy & tranquil setting
- Very well presented throughout
- Contemporary kitchen & shower room
- Delightful gardens
- Driveway & garage to rear
- Viewing highly recommended



## Offers Over £255,000

### BOLTON

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

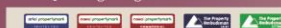
### BURY

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

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale this lovely, bungalow, situated on The Walkway, in the desirable location of Ladybridge. The property is very well presented throughout which includes, lounge, two double bedrooms, a modern fitted kitchen-dining room and a contemporary fitted shower room. The walkway is tucked away just off Armadale Road, in a leafy tranquil setting, close to good local amenities. Viewing is highly recommended to fully appreciate this lovely link detached bungalow, through Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The accommodation briefly comprises, Entrance porch, hallway, lounge, kitchen dining room, two double bedrooms and a contemporary shower room. Outside there are lovely gardens to the front and rear with open access onto The Walkway. The property also benefits from double glazing and gas central heating.

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

uPVC double glazed front door with a matching window aside

**Entrance porch:** Timber framed glazed door leading to,

**Hallway:** Radiator, built-in storage cupboard, access to the loft, doors lead to

**Lounge:** 18' 1" x 12' 0" (5.51m x 3.65m) uPVC double glazed window front aspect, feature fireplace incorporating a living flame gas fire, radiator, coving to the ceiling.

**Kitchen dining room:** 12' 0" x 12' 0" (3.65m x 3.65m) uPVC double glazed window and door rear garden, stainless steel sink unit with mixer tap, built in 'Bosch' oven and grill, 'Bosch' induction hob with a stainless steel extractor canopy above, space for a washing machine, fridge freezer, and a tumble dryer, radiator, tiled splashback, coving to the ceiling recess display lighting beneath the wall units.

**Bedroom 1:** 15' 1" x 11' 0" (4.59m x 3.35m) uPVC double glazed window front aspect, radiator below

**Bedroom 2:** 11' 1" x 11' 1" (3.38m x 3.38m) uPVC double glazed window rear garden aspect, radiator below.

**Shower room:** 9' 0" x 8' 0" (2.74m x 2.44m) uPVC frosted double glazed window side aspect, contemporary suite comprising, walk in shower cubicle, close coupled WC, wash basin with mixer tap, fitted vanity unit below, heated towel rail/radiator, tiling to the walls, extractor fan.

**Outside:** To the front there is a delightful garden which is mostly laid to lawn with plant and floral displays. There is a paved pathway which opens up onto the walkway. To the rear there is a beautiful landscaped garden which has a paved patio seating area and laid to lawn areas. A paved pathway leads to a gated driveway. In addition there is a single garage with an up and over door.

**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, residue of 999 years.

**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 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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