



CALDER DRIVE, KEARSLEY, BL4 8PX



- End townhouse
- Three good size bedrooms
- Two reception rooms & conservatory
- Freehold
- Kitchen & wet room
- Driveway & carport parking
- No chain
- Close to amenities & commuter routes



Offers in the Region Of £230,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered for sale with NO ONWARD CHAIN is this well presented end townhouse located within the popular area of Kearsley. The property is perfectly positioned for local supermarkets, shops, bus services to Bolton and Manchester along with the M62 motorway network and Kearsley train station just a short distance away. Internally the property comprises a porch, entrance hallway, lounge, dining room and conservatory to the ground floor with three bedrooms and a wet room to the first floor. Externally the property has gated access to a concrete imprinted driveway which leads to a carport at the side of the house and a low maintenance mature flower bed at the front. To the rear of the property there are two flagged patio areas and a lawned garden with mature border surrounding, electrical points, space for a shed and a gate leading to the carport. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Wall lamp, door leading to the entrance hallway.

Entrance hall: Ceiling light point, radiator, under stairs storage, stairs to the first floor.

Lounge: 13' 1" x 12' 9" (4.00m x 3.88m) Ceiling light point, wall lamps, radiator, double glazed window to the front, electric fire and surround, archway leading to the dining room.

Dining room: 10' 2" x 9' 5" (3.09m x 2.86m) Ceiling light point, radiator, laminate effect flooring, double glazed French doors leading to the conservatory.

Conservatory: 7' 10" x 7' 5" (2.38m x 2.26m) Double glazed conservatory with sliding patio door leading to the garden.

Kitchen: 9' 5" x 8' 6" (2.86m x 2.59m) Ceiling light point, double glazed window to the rear, range of fitted wall and base units with extractor fan, integrated gas hob, electric oven, space for a fridge/freezer, washing machine, stainless steel sink with mixer tap and drainer, tiled splashback to the walls.

Landing: Ceiling light point, loft access, storage cupboard.

Bedroom 1: 11' 7" x 10' 9" (3.54m x 3.27m) Downlights, fitted wardrobes, radiator, double glazed window to the front.

Bedroom 2: 11' 2" x 10' 8" (3.40m x 3.26m) Ceiling light point, double glazed window overlooking the garden to the rear, radiator, storage cupboard with wall mounted Baxi boiler.

Bedroom 3: 8' 10" x 8' 1" (2.69m x 2.47m) Ceiling light point, radiator, storage cupboard, double glazed window to the front.

Wet room: 7' 10" x 5' 3" (2.38m x 1.59m) Ceiling light point, double glazed window to the rear, wall mounted vertical ladder radiator, wc, pedestal sink, shower, extractor fan, tiled splashback to the walls.

Outside: The front of the property has gated access to a concrete imprinted driveway which leads to a carport at the side of the house and a low maintenance mature flower bed. To the rear of the property there are two flagged patio areas and a lawned garden with mature border surrounding, electrical points, space for a shed and a gate leading to the carport.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, 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 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 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

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