









Independent 📶 Estate Agents 🕯

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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

T: 01204 381 281

E: bolton@cardwells.co.uk

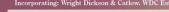
11 Institute St, Bolton, BL1 1PZ 14 Market St, Bury, BL9 0AJ T: 0161 761 1215

E: bury@cardwells.co.uk

LETTINGS & MANAGEMEN

11 Institute St, Bolton, BL1 1PZ T: 01204 381 281

E: lettings@cardwells.co.uk



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

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 Itd

















