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SLIMBRIDGE CLOSE – BREIGHTMET – £365,000

An exceptional, extended family home enjoying a fabulous open plan kitchen/diner/family room complete with bifold doors which open out onto the rear garden. From the first floor there is a wonderful aspect towards the golf course and the property is set in a quiet cul-de-sac with very little passing traffic. The property is presented to exacting standards and has been further improved during the ownership of our client, to offer an exquisite family home which is ready to move straight into.

The location is superb being close to lovely local countryside including Redbridge Lodge/Reservoir, Breightmet Golf Club, shops, supermarkets, popular schools, transport links and easy access to both Bury and Bolton. The accommodation is beautifully presented throughout and briefly comprises: entrance porch with pedestrian door into the garage, reception hallway with beautiful porcelain tiling which flows into the kitchen, guest WC/powder room, stylish living room, stunning open plan kitchen/diner/family room complete with bifold doors which open out onto the rear garden blizzard quartz solid work surfaces, integrated appliances, breakfast bar, superb lounge space, excellent dining space and a separate utility room. To the first floor there is a landing and three good bedrooms and a beautiful family bathroom suite. There is a single garage with electric roller shutter vehicle access door to the front and additional private off-road driveway parking, the rear garden has been professionally landscaped and designed with easy maintenance and all year round enjoyment in mind offering an enclosed and safe space for children to play and ideal for entertaining. The gorgeous family home benefits from double glazing, gas combination central heating and all that on offer can only be fully appreciated via a personal inspection which can be arranged by calling: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance there is a walkthrough viewing video available to watch.

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area:

The overall approximate floor area extends to around 1151 ft.²/107 m².

Entrance porch:

Quality rock entrance door with large uPVC window windows, exposed brickwork, internal uPVC window internal uPVC entrance door into the hallway and a pedestrian door into the garage.

Reception hall:

A beautiful central reception hallway with marble style porcelain floor tiles which flows through the hallway and into the spectacular open plan kitchen/diner/family room, stylish ceiling light fitting, radiator, stairs off to the first floor.

Guest w.c/powder room:

A two-piece white suite comprising WC and wash hand basin, sparkle effect floor tiling, radiator, uPVC window, spot lighting.

Living room: 14' 6" x 10' 10" (4.42m x 3.30m)

Large uPVC window to the front with fitted blinds, radiator, quality flooring, feature decorative reflective wallpaper to one wall.



Open plan kitchen diner/family room: 25' 5" x 16' 10" (7.74m x 5.13m)

A beautiful open plan living space which benefits from a sizeable extension thought to of been finished around 2023 which is flooded with natural from the large bi folding doors and the stunning large lantern roof window. The kitchen is fitted to exacting standards with wonderful Blizzard Quartz solid work surfaces which extend in to the sink and splash backs, integrated double oven, microwave oven, stylish hob, powerful hose over the sink, the central island extends into the breakfast bar, there is superb dining and living space complimented by the large Calcutta Charm



Polished Porcelain tiles, radiator, spot lighting, two feature tall radiators and built in storage area.

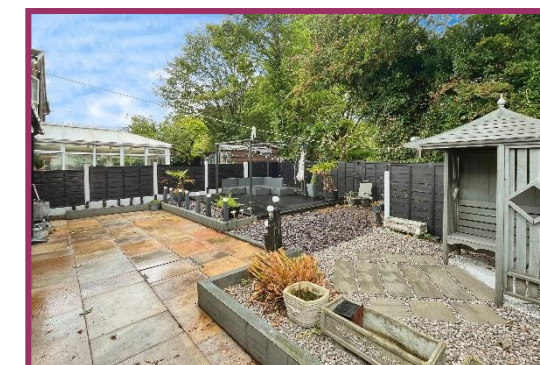
Bathroom:

A modern white three-piece bathroom suite complimented by Matt black finish taps and shower heads/detailing. There is a: dual flush WC, wash hand basin with built under storage space and bath with both handheld and overhead shower options, fitted shower screen, stylish ceramic wall tiling, illuminated wall mirror, spotlighting, extractor, uPVC window with fitted blinds.



Rear garden:

The rear garden is fully enclosed and has been landscaped to create family friendly easy maintenance space ideal for all year-round enjoyment. There is a sizable terraced area, ideal for entertaining, mature trees enhance the privacy to the rear.



Garage:

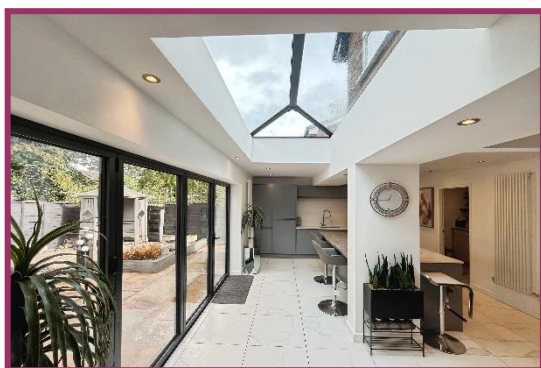
There is an integral garage with electric roller shutter vehicle access door to the front and additional driveway car parking allowing ample space for vehicles to park side-by-side.

Tenure:

Cardwells Estate Agents Bolton premarketing research shows that the property owns the Freehold, title number GM319448 which we are advised as included in the sale and there is a also a legacy leasehold title, number GM803748 which is for 999 years from 1st July 1978.

Bolton 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 C which is at an approximate annual price of around £2,015



Utility room:

Accessed directly from the kitchen area the utility room benefits gloss white bass cabinets and drawers, plumbing for the washing machine, radiator and the Baxi combination boiler is concealed in the wall cabinet, extractor.

First floor landing:

uPVC window to side with fitted blinds, loft access point, built-in storage space.



Master bedroom: 12' 6" x 10' 10" (3.81m x 3.30m)

Stylishly presented master bedroom with feature wall, uPVC window to front complete with fitted blinds, two double built-in wardrobes with storage space above, thick carpeting, plug sockets with USB points, contemporary stylish ceiling light fitting.



Bedroom 2: 10' 10" x 10' 0" (3.30m x 3.05m)
Superb bedroom which enjoys the wonderful views over the golf course to the rear, feature wallpaper to one wall, quality flooring, radiator, stylish LED light fitting, built-in double wardrobe and storage space.



Bedroom 3: 9' 3" x 6' 2" (2.82m x 1.88m)
uPVC window, radiator.

