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HOLLINS DRIVE, THE HAULGH, BL2 1DH



- Three bedroom family home
- Cul de sac, little passing traffic
- GF Guest WC, En Suite & Family bathrm
- Superb location, exclusive development
- Sizeable lounge, good bedroom sizes
- Beautiful open plan kitchen/diner
- Enclosed rear garden, gas combi C.H
- Two side by side parking spaces



Offers in Excess of £230,000

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 11 Institute St, Bolton, BL1 1PZ
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 E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982

A modern three bedroom family home situated in a quiet cul-de-sac with little passing traffic in a highly exclusive development, in a consistently popular residential location. The town centre of Bolton is within walking distance, as is Bolton town centre which has direct connections across the north west of England, the motorway network is just a short drive away via St Peter's Way, there a popular schools near by, houses of worship's, shops, restaurants, and superb sporting, leisure and recreational facilities, including a park near by. The properties particularly well presented throughout and benefits from neutral decorations, quality flooring and a high calibre of fixtures and fittings.

The accommodation on offer briefly comprises: entrance hallway, sizeable living room with uPVC bay window, ground floor guest WC/washroom, open plan professionally fitted kitchen diner complete with patio doors which open out onto the rear garden, first floor landing, master bedroom with en suite shower room, two additional bedrooms and a modern white three-piece family bathroom suite. Externally there is a fully enclosed rear garden with patio and lawn areas ideal for children to play and entertaining alike and there are two driveway parking spaces to the front of the property. The family home benefits from uPVC double glazing, gas combination central heating and this is a rare opportunity to purchase a modern family home in this development, not to be missed. In the first instance there is a walkthrough viewing video available to watch, then 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area is around eight hundred and seven square feet/seventy five square metres .

Reception hallway: 6' 7" x 3' 11" (2.009m x 1.197m) Starts off to the first floor, radiator

Living room: 18' 7" x 10' 11" (5.654m x 3.315m) Maximum points into the uPVC bay window, radiator.

Guest w.c: 5' 8" x 3' 1" (1.735m x 0.95m) A white two piece suite comprising dual/WC and corner pedestal wash hand basin, radiator, extractor.

Kitchen diner: 14' 3" x 10' 4" (4.354m x 3.146m) A beautiful open plan kitchen/diner which is flooded with natural light from the tall uPVC double glazed patio doors which open out onto the rear garden and also the uPVC window. There is a quality professionally fitted kitchen which benefits from integrated fridge/freezer, double oven/grill, stainless steel sink and drainer with mixer tap over, gas hob with matching extractor, superb drawers, base and wall cabinets with contrasting work surfaces, concealed Baxi gas combination central heating boiler, radiator.

First floor landing: 9' 7" x 6' 4" (2.928m x 1.92m) Maximum maximum points, loft access point.

Bedroom 1: 10' 3" x 10' 11" (3.121m x 3.316m) uPVC window to the front, radiator, the rails and white bedroom storage facilities are included within the sale, built-in storage space, radiator.

En suite shower room: 7' 5" x 3' 1" (2.263m x 0.943m) Three piece shower suite comprising shower enclosure with folding cubicle, wash and basin and dual flush WC, heated towel rail, ceramic wall tiling, uPVC window.

Bedroom 2: 9' 11" x 7' 0" (3.01m x 2.140m) uPVC window overlooking the rear garden, radiator.

Bedroom 3: 7' 0" x 6' 11" (2.121m x 2.097m) uPVC overlooking the garden, radiator.

Family bathroom: 7' 8" x 6' 3" (2.332m x 1.911m) A modern white three-piece family bathroom suite comprising: bath, wash hand basin and dual flush WC, ceramic while tiling, heated towel rail, spot lighting, extractor .

Plot size: The approximate plot size is around 0.03 of an acre.

Rear garden: The garden enjoys both patio space and a land area so is ideal for both entertaining and for children to play in an enclosed environment.

Parking: There is driveway parking to the front of the property.

EPC: The energy performance certificate rating is B and the certificate is valid until the 2nd of August 2031.

Approximate floor area: The overall approximate floor area is around 75 m²/807 ft.².

Chain details: The property will be sold with an upward chain at the time of writing the details have not yet been established.

Tenure: Cardwells Estate Agents Bolton premarketing research shows that the property is freehold.

Development service charge: We are advised that there is a development service charge payable of approximately £25 per calendar month, which contributes to maintaining the grounds etc.

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 B which is at an approximate annual price of around £1,763.

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.

