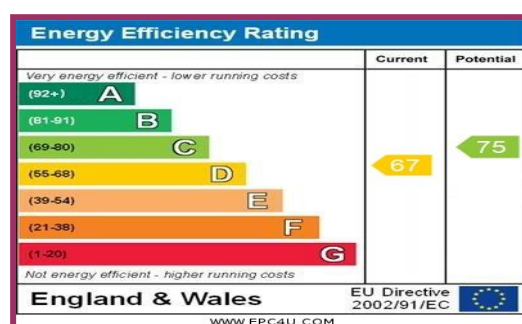


Disclaimer:

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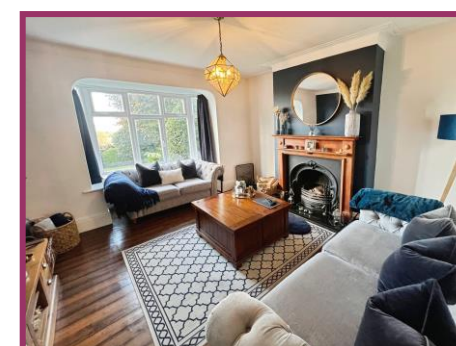


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WOODFORD, BELMONT ROAD – BOLTON – £550,000

A fantastic opportunity to purchase this impressive bay fronted semi detached house, situated in one of Bolton's most sought after locations. This lovely family home has been extended creating four bedrooms and a wonderful open plan kitchen family room. The property is nestled on the edge of the West Pennine Moors, in a semi rural location, yet within easy reach of excellent amenities. To the front and rear are fantastic views of farmland and the moors. There are many character features, with a blend of original modern, fully complementing this superb property. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The spacious accommodation briefly comprises. Vestibule, reception hall, lounge, open plan kitchen family room, sitting room, utility room and a guest WC room. Upstairs there are four bedrooms and a family bathroom. The master bedroom has an ensuite shower room. The property also benefits from double glazing to the majority and gas central heating.



BOLTON

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

BURY

14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC front door with double-glazed stained-glass window panel above

Entrance vestibule:

Quarry tiled floor timber framed door leading to

Reception hall:

uPVC double-glazed, stained-glass window, front aspect, traditional style radiator built in under stairs storage cupboard, panelling to the walls, coving to the ceiling, feature staircase to the landing.



Lounge: 16' 3" x 13' 4" (4.95m x 4.06m)

uPVC double glazed window, front aspect, radiator below, wooden flooring, feature open fireplace mounted on a granite hearth with a wooden mantle surround, coving to the ceiling.

Open plan kitchen dining room: 24' 6" x 11' 9" (7.46m x 3.58m)

2 uPVC double glazed windows, side aspect, fitted wall and base units with Quartz work surfaces and splashbacks, Belfast sink with mixer tap, built-in range style cooker incorporating a gas hob, concealed extractor above, central Island and breakfast bar, fitted base units and drawers, integrated fridge freezer, integrated dishwasher, slate tiled floor, 2 radiators, inset spotlights to the ceiling Dining area Two double glazed Velux skylight windows, double glazed bi-folding doors, rear garden aspect, slate tiled floor.



Outside:

Outside there are delightful mature gardens to the front and rear. The driveway provides ample off-road parking for several vehicles which leads along the side elevation. The front garden is mostly laid to lawn, with feature tree and plant displays. A gate gives access to the rear garden. To the rear There is an enclosed garden which is laid to lawn with feature trees plants and flowerbeds, there is also a paved patio.



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 leasehold, 990 years from 12 May 1928

Council tax:

Cardwells estate agents Bolton research indicates the property is band D annual cost of £2267

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.

Sitting room: 12' 6" x 12' 9" (3.81m x 3.88m)
 Feature open fireplace with a granite hearth and a wooden mantle surround, wooden flooring, radiator, coving to the ceiling.

Utility room: 8' 8" x 5' 0" (2.64m x 1.52m)
 uPVC double glazed window and door, garden aspect, radiator, slate tiled floor.



WC room:
 uPVC frosted double glazed window, side aspect, close coupled WC, wash basin, slate tiled floor, radiator, fitted shelving, extractor fan.

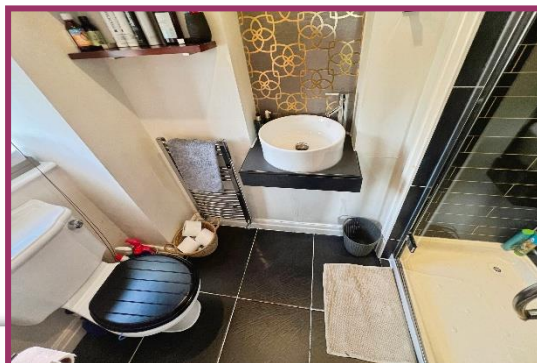


Landing:
 uPVC frosted double glazed window, side aspect, radiator, coving and rose to the ceiling, access to the loft doors lead to

Master bedroom: 12' 3" x 12' 0" (3.73m x 3.65m)
 Fitted dressing area incorporating wardrobes, inset spotlights to the ceiling. uPVC double glazed doors open to a Juliet balcony, two radiators, feature vaulted ceiling, with inset spotlights and a Velux double glazed skylight window.



En suite shower room:
 uPVC frosted double glazed window side aspect, modern suite comprising, tiled shower cubicle, wash basin with mixer tap, close coupled WC, tiled floor, heated towel rail, inset spotlights, extractor fan.



Bedroom 3: 13' 0" x 12' 7" (3.96m x 3.83m)

uPVC double glazed window, rear aspect, radiator below, panelling to the walls, coving to the ceiling.



Bedroom 2: 15' 9" x 13' 4" (4.80m x 4.06m)

uPVC double glazed bay window, front aspect, radiator below, part panelling to the walls.



Bedroom 4: 8' 0" x 7' 9" (2.44m x 2.36m)

uPVC double glazed window front aspect, radiator below.



Family bathroom: 9' 6" x 7' 7" (2.89m x 2.31m)

uPVC frosted double glazed window window side aspect, enclosed bath with a shower above, close coupled WC, wash basin, tiled floor, part tiling to the walls, heated towel rail, extractor fan.

