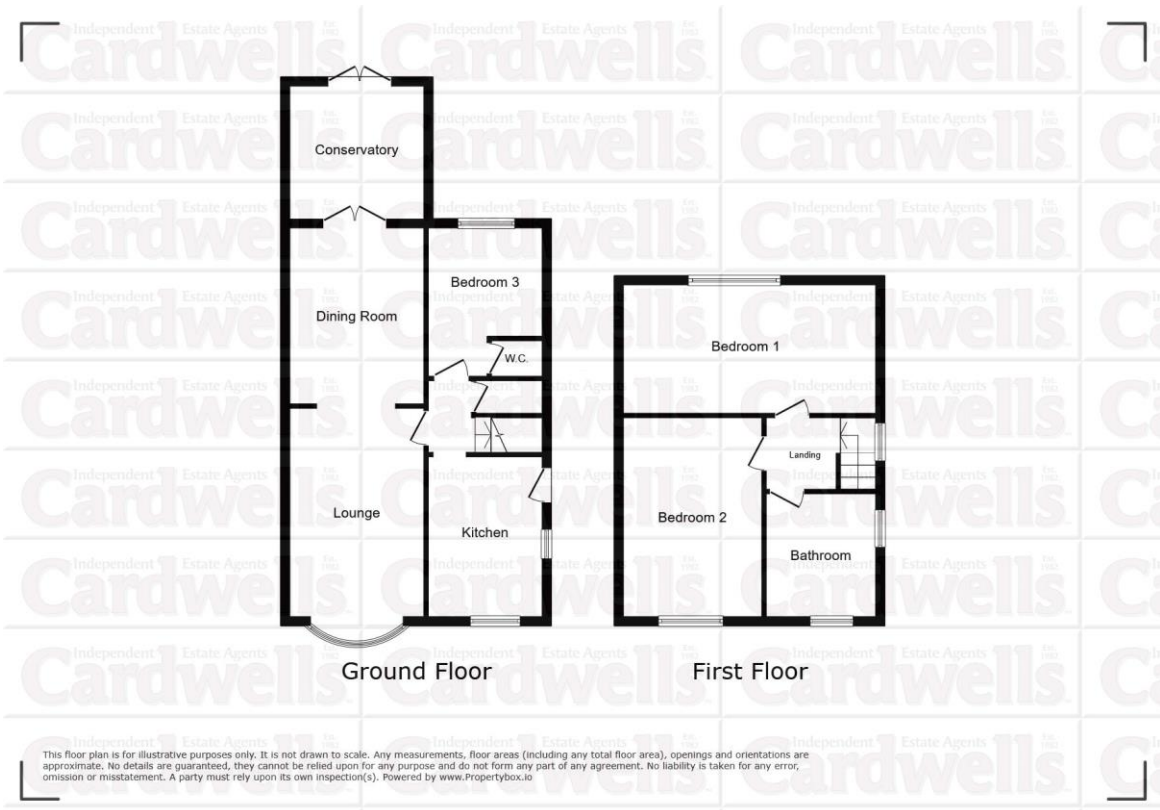




TRENT WAY, KEARSLEY, BL4 8PT



- Well presented three bed dorma bungalow
- Cloaks Wc/staircase to the landing
- Fitted kitchen/downstairs bedroom
- Lounge/dining room/conservatory
- Landing/2 double bedrooms/shower room
- Driveway parking/detached single garage
- Vacant possession/no upward chain!
- Warmed by gas ch/upvc double glazed



£260,000

BOLTON

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

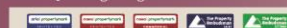
BURY

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.



A wonderful opportunity to purchase this very well presented three bedroom dorma bungalow with vacant possession and no upward chain via Cardwells Estate Agents Bolton. The property is of a Freehold tenure and located on Trent Way in Kearsley which is a consistently popular residential location with excellent transport links, highly regarded local schools and amenities all within close proximity. Briefly comprising: uPVC entrance door, professionally fitted kitchen with a wall mounted Worcester Bosch boiler, inner hallway, lounge, dining room, conservatory, cloaks Wc, downstairs bedroom three, landing, two upstairs double bedrooms and a very well appointed family bathroom. To the outside is double driveway parking with a low maintenance front garden giving access to a detached single garage with power and lighting and there is an enclosed garden to the rear. Viewings are readily available, seven days a week by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email bolton@cardwells.co.uk. Please watch the online walkthrough video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC entrance door into:

Kitchen: 14' 2" x 8' 10" (4.31m x 2.69m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, roll edge worktops, space for white goods, freestanding oven, wall mounted gas combination boiler, two uPVC double glazed windows

Inner Hallway: 5' 10" x 3' 3" (1.78m x 0.99m) Turning staircase to the landing, under stairs storage cupboard.

Cloaks Wc: 3' 2" x 5' 1" (0.96m x 1.55m) Two piece suite comprising WC, wash hand basin on a vanity unit, wall mounted radiator.

Lounge: 17' 4" x 10' 4" (5.28m x 3.15m) uPVC double glazed window, wall mounted radiator, feature fireplace and surround with inset electric fire.

Dining Room: 13' 4" x 10' 4" (4.06m x 3.15m) Double timber doors giving access to the conservatory, wall mounted radiator.

Bedroom Three: 10' 1" x 9' 2" (3.07m x 2.79m) uPVC double glazed window, wall mounted radiator.

Conservatory: 9' 11" x 8' 5" (3.02m x 2.56m) Brick and timber build, door giving access to the rear garden.

Landing: Built in airing cupboard.

Bedroom Two: 14' 10" x 10' 5" (4.52m x 3.17m) Professionally fitted wardrobes on cabinets with built-in vanity units, wall mounted radiator, uPVC double glazed window.

Bedroom One: 9' 7" x 16' 8" (2.92m x 5.08m) uPVC double glazed window, wall mounted radiator.

Bathroom: 9' 2" x 8' 2" (2.79m x 2.49m) Very well appointed three piece suite comprising wc, wash hand basin on a vanity unit, walk in shower cubicle with T bar mixer shower, full wall lighting, two frosted uPVC double glazed window windows, wall mounted heated towel rail.

Tenure: Cardwells Estate Agents Bolton research shows the property is of a Freehold tenure.

Council Tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of around £1,757.00 per annum.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: 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 Ltd

