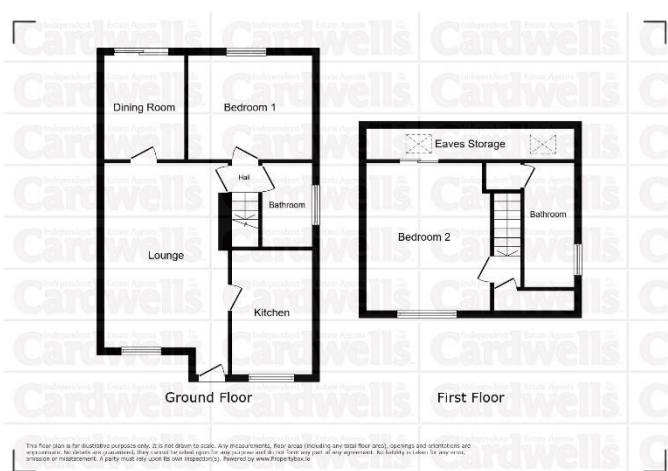




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SHOREFIELD MOUNT, EGERTON, BL7 9EW



- 2/3 bedroom semi detached
- Two reception rooms
- Fitted kitchen
- Ground floor shower room
- First floor bathroom
- Gardens to front and rear
- Sought after location
- Driveway and garage



£275,000

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
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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.



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 Est. 1982

Occupying an elevated position on the well established and sought after Shorefield Mount development, itself located in Egerton village which is acknowledged as a location of consistent high residential demand served by a wide range of amenities including excellent schooling at both primary and secondary level, local shops and a short distance from Bromley Cross Train Station. Located on the fringe of the West Pennine Moors and enjoying pleasant distant views, this lovely family home is likely to attract a great deal of attention and early viewing is recommended, which in the first instance can be via our virtual viewing video and then in person Cardwells estate agents Bolton, 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: Double glazed door to the front elevation leading into the hall. Laminate floor. Radiator. Opens onto the lounge.

Lounge: 17' 5" x 10' 6" (5.3m x 3.2m) Double glazed window to the front elevation. Laminate floor. Living flame gas fire set in Sandstone effect surround. Door leading through to the inner hall door leading through to the dining room/ground floor bedroom.

Dining room/ground floor bedroom: 10' 2" x 7' 10" (3.1m x 2.4m) Double glazed patio doors to the rear elevation. Radiator. Laminate floor.

Bedroom 1: 12' 2" x 10' 2" (3.7m x 3.1m) Double glazed window to the rear elevation. Laminate floor. Radiator.

Shower room: 8' 2" x 4' 11" (2.5m x 1.5m) Double glazed window to the side elevation. Three-piece suite comprising corner shower cubicle, vanity sink unit with storage and dual flush WC. Tiled elevations.

Kitchen: 12' 2" x 7' 10" (3.7m x 2.4m) Double glazed window to the front elevation. Double glazed window and door to the side elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Breakfast bar to match. Inset one and a half bowl sink and drainer. Electric four ring electric hob with oven. Space for fridge freezer. Integrated dishwasher. Radiator.

First floor landing: Stairs lead off the inner hall to the first floor landing.

Bedroom 2: 14' 5" x 12' 2" (4.4m x 3.7m) Double glazed window to the front elevation. Radiator.

Bathroom: 8' 2" x 4' 11" (2.5m x 1.5m) Double glazed window to the side elevation. Three piece suite comprising bath with shower and screen over, vanity sink with storage. Dual flush WC. Tiled elevations. Loft access leading to storage area with two skylight windows and potential For further accommodation.

Outside: The front of the property enjoys neat gardens with shrub borders and flagged driveway leading around the side of the property to the rear garden and detached garage. The side of the property has a flagged drive. The rear enjoys a flagged patio with neat lawns and shrub borders which are fence enclosed. Wooden shed.

Detached garage: Up and over door.

Viewings: Please contact 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, 999 years (less one day) from 18 March 1960/999 years (less one day) from 18 March 1960, we are advised the ground rent is payable twice a year £6.25 (£12.50 per annum)

Council tax: Cardwells estate agents Bolton research indicates the property is band C annual cost of £2015

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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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

