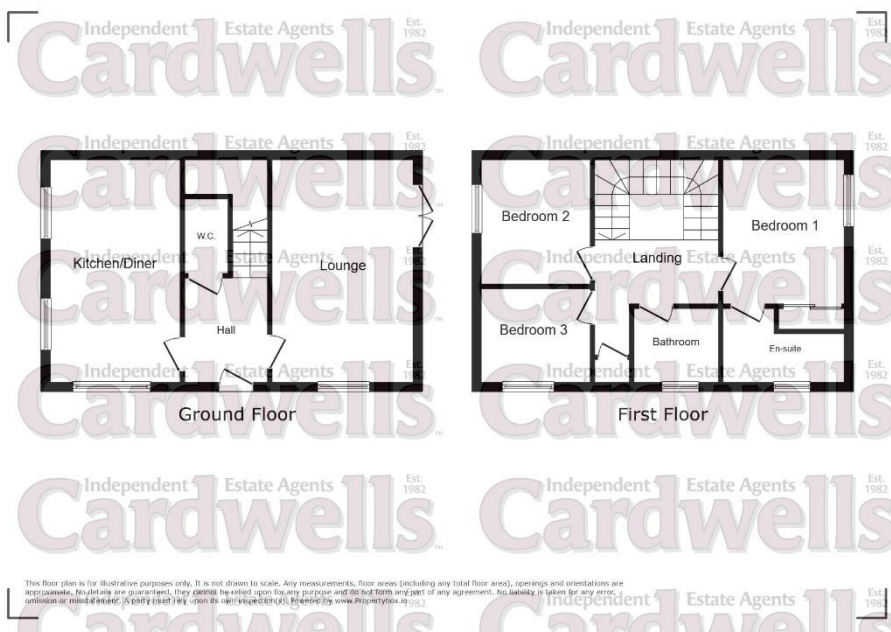
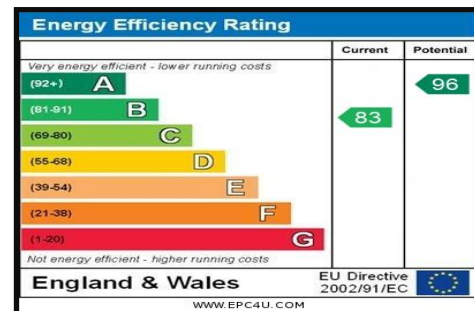




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COTTON MEADOWS, ASTLEY BRIDGE, BL1 8GA



- Semi detached family home
- Three bedrooms
- Bathroom, en-suite and cloakroom/wc
- Lounge and kitchen/diner
- Parking for two cars
- Low maintenance gardens
- Popular location
- Close to amenities and commuter routes



£265,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Beautifully presented FREEHOLD semi detached home located within the always popular Cotton Meadows, Bolton. The property is located close to many local amenities and commuter routes with Hall Ith Wood train station being nearby which serves Blackburn, Bolton Manchester and Salford. Popular schools are within easy reach including Canon Slade whilst there are superb sporting and leisure facilities nearby. The property is very well presented throughout and the accommodation comprises an entrance hallway, cloakroom/wc, lounge and kitchen/diner to the ground floor with three bedrooms, en-suite and family bathroom to the first floor. Externally there is a very well presented low maintenance garden to one side with parking for two cars to the other side of the property. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, radiator.

Cloakroom/wc: 5' 2" x 3' 3" (1.57m x 0.98m) Downlight, radiator, wc, wash hand basin, extractor fan.

Kitchen/diner: 15' 1" x 8' 0" (4.60m x 2.43m) Downlights, extractor fan, radiator, dual aspect double glazed windows to the front and side, range of fitted wall and base units with extractor fan, integrated gas hob, electric oven, fridge/freezer, dishwasher, one and a half bowl stainless steel sink with mixer tap and drainer, space for the washing machine, tiled flooring.

Lounge: 15' 1" x 10' 8" (4.60m x 3.25m) Ceiling light point, radiator, double glazed window to the front, double glazed French doors leading to the garden, under stairs storage.

Landing: Ceiling light point, storage cupboard, loft access with pull down ladder and is part boarded.

Bedroom 1: 10' 11" x 9' 2" (3.32m x 2.79m) Ceiling light point, fitted wardrobes, radiator, double glazed window overlooking the garden.

En-suite: 7' 11" x 3' 8" (2.41m x 1.12m) Downlights, extractor fan, wc, walk in shower cubicle, radiator, tiled splashback to the walls.

Bedroom 2: 8' 7" x 8' 3" (2.62m x 2.51m) Ceiling light point, fitted wardrobes, radiator, double glazed windows to the side.

Bedroom 3: 8' 3" x 6' 3" (2.51m x 1.90m) Ceiling light point, radiator, double glazed window to the front.

Bathroom: 6' 5" x 5' 7" (1.95m x 1.70m) Downlights, extractor fan, double glazed window to the front, radiator, three piece suite incorporating a wc, wash hand basin, panelled bath with shower above, tiled splashback to the walls.

Externally: The property has a good sized low maintenance garden to one side with parking for two cars to the other side of the property.

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

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

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

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

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

