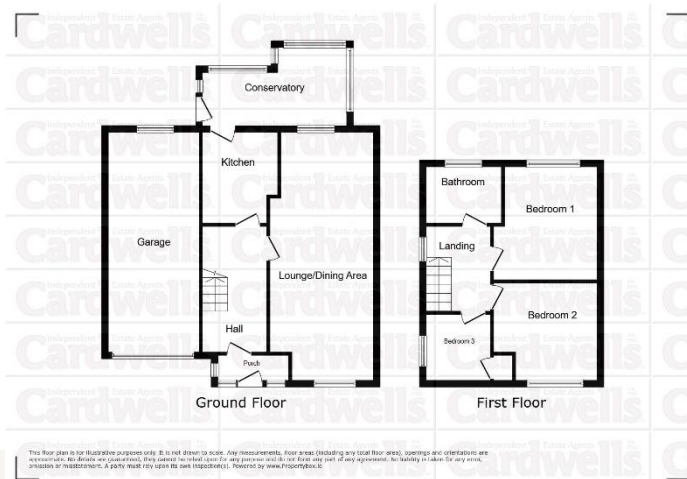




EAST LYNN DRIVE, WORSLEY, M28 3WF



- Three bedroom semi detached
- Open plan lounge/dining
- P shaped conservatory
- Fitted kitchen
- Four piece bathroom
- Gardens to Front & Rear
- Garage and driveway
- No onward chain delay



Offers in the Region Of £325,000

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.



Located in peaceful cul de sac just off Manchester Road, being close to Walkden town centre and train station as well as being well positioned for Ambrose Barlow, Walkden High School and Manchester City Centre, this extended three bedroom semi detached is ready to welcome its new owners. The accommodation appears to be well cared for and currently comprises: porch; hall; open plan lounge / dining room; fitted kitchen; conservatory; three bedrooms and a four piece bathroom. Externally the property has low maintenance gardens to both front and rear with driveway leading to the attached garage. Offered with no onward chain delay, early viewing is advised, initially this can be via our virtual viewing video and then in person by calling Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 8' 2" x 2' 7" (2.5m x 0.8m) Double glazed window to front and side elevations. Double glazed door to the front elevation. Tiled floor. Glazed door leading into the hall.

Hall: 6' 7" x 13' 9" (2.0m x 4.2m) Stairs lead off the hall to the first floor landing. Radiator. Laminate floor.

Open plan lounge/dining room: 10' 10" x 25' 11" (3.3m x 7.9m) Double glazed window to the front elevation. Double glazed sliding patio doors to the rear elevation leading into the conservatory. Serving hatch into the kitchen. Radiator.

Kitchen: 15' 1" x 6' 11" (4.6m x 2.1m) Double glazed window to the rear elevation. Glazed door to the rear leading into the conservatory. Laminate floor. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Plumbed for washing machine. Space for cooker. Tiled elevations. Radiator.

Conservatory: 15' 1" x 8' 2" (4.6m x 2.5m) Double glazed windows to the rear and side elevations. Double glazed door to the side elevation. Tiled floor. Solid roof. Two ceiling light points with fan. Radiator.

First floor landing: Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation. Loft access with pulldown ladder leading to part boarded storage.

Bedroom 1: 10' 10" x 11' 10" (3.3m x 3.6m) Maximum measurements. Double glazed window to the rear elevation. Fitted wardrobes. Laminate floor. Radiator.

Bedroom 2: 10' 10" x 10' 2" (3.3m x 3.1m) Double window to the front elevation. Fitted wardrobes. Radiator.

Bedroom 3: 6' 11" x 6' 7" (2.1m x 2.0m) Double window to the side elevation. Built-in wardrobe. Radiator.

Bathroom: 7' 10" x 5' 11" (2.4m x 1.8m) Double glazed window to the rear elevation. Four piece suite comprising bath, shower cubicle, pedestal wash handbasin and close coupled WC. Tiled elevations.

Externally: The front of the property has a block paved driveway accessed via wrought iron gates and leading onto the attached garage. There is a stone garden patio area with raised shrub borders. The rear enjoys paved patio style garden with shrub inserts and borders. Pleasant view to the rear. Greenhouse.

Garage: 14' 9" x 7' 3" (4.5m x 2.2m) Power and lighting.

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 Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band B £1907 per annum

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.

