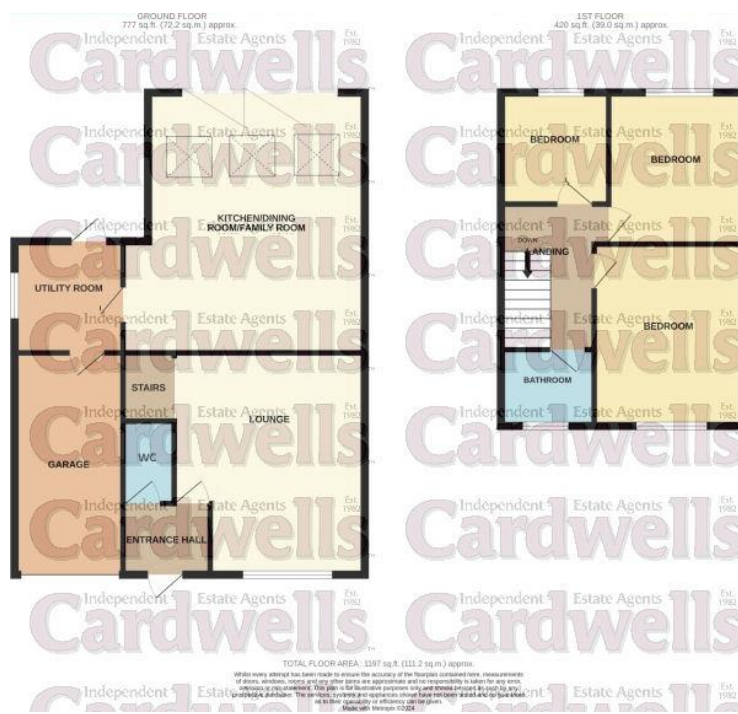


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OLDSTEAD GROVE, LADYBRIDGE, BL3 4XW



- Extended three bed detached
- Freehold tenure/porch/lounge
- Lovely extended kitchen/granite worktops
- Landing / 3 bedrooms / family bathroom
- Composite driveway/single garage
- Lovely gardens to front and rear
- Excellent transport links/local schools
- Warmed by gas ch/upvc double glazed



Offers in the Region Of £320,000

BOLTON
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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered to the market by Cardwells Estate Agents Bolton is this beautifully presented three bed detached property on Oldstead Grove in Ladybridge. Tucked away off Beaumont Road on a very pleasant street of similar properties with excellent transport links, local nurseries, schools, popular bars and restaurants, outdoor pursuits all within close proximity. The property is of a freehold tenure, warmed by a Worcester Bosch gas combination boiler and briefly comprises: Porch, lounge, fabulous extended dining kitchen with granite worktops and integrated appliances, utility with a personal door giving access to the garage, landing, three good bedrooms and a family bathroom suite. To the outside is a composite driveway giving access to a single garage with additional storage and a small front garden and to the rear is an enclosed garden boarded by mature shrubs and perennials. Viewings can easily be arranged to appreciate all on offer by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 5' 1" x 6' 4" (1.55m x 1.93m) Composite entrance door giving access to the porch with a wall mounted radiator.

Cloaks Wc: 5' 10" x 3' 7" (1.78m x 1.09m) Two piece comprising WC, wall mounted wash hand basin, wall mounted radiator.

Lounge: 16' 10" x 17' 2" (5.13m x 5.23m) Feature fireplace and surround on a marble plinth, upvc double glazed window, wall mounted radiator, turning staircase to the landing.

Kitchen: 18' 4" x 20' 2" (5.58m x 6.14m) Very well appointed professionally fitted extended kitchen comprising one and a half bowl sink with mixer tap over, high gloss base and wall units, granite worktops, island breakfast bar, integrated oven, grill, microwave, fridge and freezer, bi-fold doors giving access to the rear garden, wall mounted radiator, three velux windows, inset ceiling spotlights.

Utility: 8' 7" x 4' 10" (2.61m x 1.47m) Wall mounted Worcester Bosch combination boiler, personal door to the garage, upvc door giving access to the rear, wall mounted radiator.

Landing: 7' 8" x 8' 3" (2.34m x 2.51m)

Bedroom One: 11' 1" x 9' 9" (3.38m x 2.97m) uPVC double glazed window, wall mounted radiator.

Bedroom Two: 11' 0" x 8' 4" (3.35m x 2.54m) uPVC double glazed window, wall mounted radiator.

Bedroom Three: 8' 1" x 8' 4" (2.46m x 2.54m) Loft access point, built in airing cupboard, upvc double glazed window, wall mounted radiator.

Family bathroom 5' 5" x 6' 8" (1.65m x 2.03m) Three piece suite comprising WC, wash hand basin on a vanity unit, 'P' shaped bath with T bar mixer shower and fitted glass screen, full wall tiling, inset ceiling spotlights, frosted uPVC double glazed window, wall mounted heated towel rail.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 92 m².

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 D with Bolton Council at an approximate cost of around £2,259.00 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.

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

