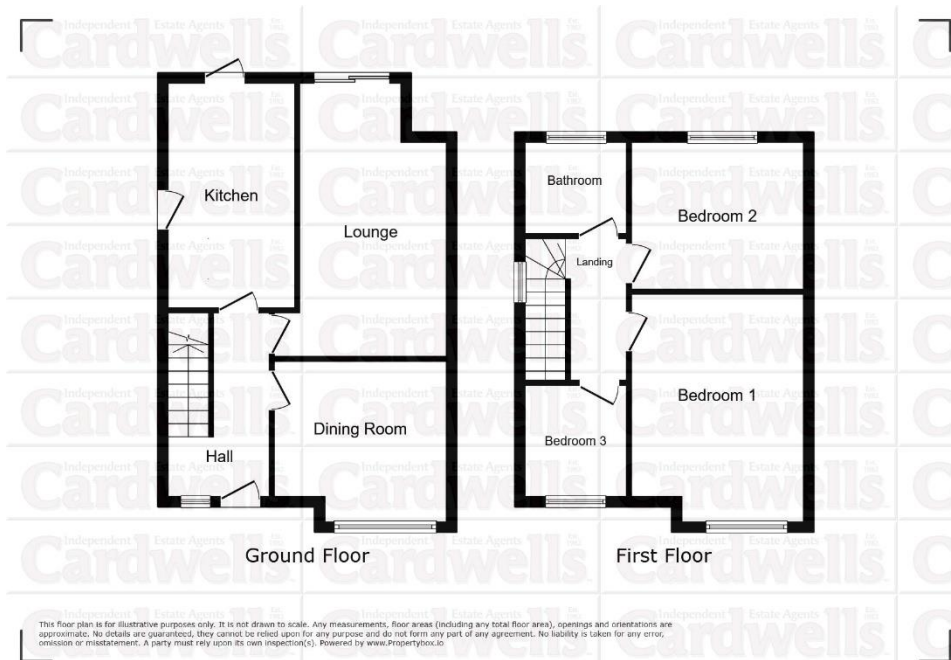
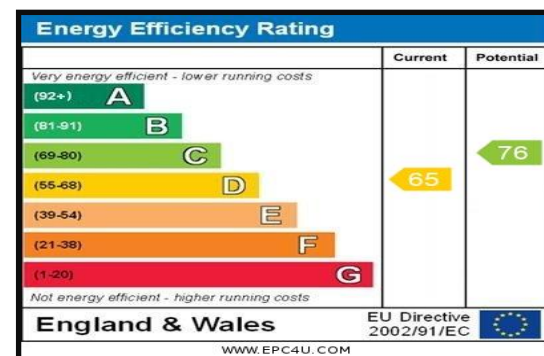




Independent Estate Agents
Cardwells
 www.cardwells.co.uk

KENWOOD ROAD, BOLTON, BL1 6NA



- Extended semi detached
- Three bedrooms
- Two reception rooms
- Extended kitchen
- Gardens to front & Rear
- Off road parking
- Sought after location
- No onward chain delay



£200,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

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E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

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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

This extended, three bedroom semi detached, is located in a quiet cul de sac in a superb residential area on the fringe of Moss Bank Park and is situated close to well regarded primary and secondary schools as well as the picturesque Barrow Bridge and Smithills moors. It also has excellent transport links making this an ideal consideration for families wanting outdoor leisure opportunities linked to commuter access. The accommodation has been extended to the ground floor and currently comprises: hall; lounge; dining room; kitchen; three bedrooms and a bathroom with three piece suite. Externally the property has low maintenance gardens to both the front and rear with off road parking to the front. Offered with no onward chain delays, early viewing is advised which, in the first instance can be via our virtual viewing video and then in person by calling our Cardwells Estate Agents Bolton office on 01204 381281, on line at bolton@cardwells.co.uk or emailing bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: 12' 6" x 5' 7" (3.8m x 1.7m) Double glazed window and door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Radiator.

Dining room: 12' 2" x 10' 6" (3.7m x 3.2m) Double glazed bay window to the front elevation. Radiator.

Lounge: 17' 9" x 12' 2" (5.4m x 3.7m) Double glazed sliding patio doors to the rear elevation. Radiator.

Kitchen: 15' 5" x 8' 2" (4.7m x 2.5m) Double raised window to the rear elevation with glazed door to the side. Range of base units with complementary work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four burner gas hob. Electric double oven. Space for fridge and freezer. Plumbed for washing machine and dishwasher. Tiled floor.

Landing: Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation. Loft access.

Bedroom 1: 12' 10" x 11' 2" (3.9m x 3.4m) Double glazed bay window to the front elevation. Radiator.

Bedroom 2: 11' 2" x 9' 6" (3.4m x 2.9m) Double glazed window to the rear elevation. Radiator.

Bedroom 3: 7' 3" x 6' 7" (2.2m x 2.0m) Double glazed window to the front elevation.

Bathroom: 6' 7" x 5' 11" (2.0m x 1.8m) Double glazed window to the rear elevation. Three piece suite comprising bath with shower over, pedestal wash handbasin and close coupled WC. Radiator. Tiled floor. Tiled elevations.

Outside: The front of the property has a low maintenance garden area with flagged driveway leading passed a gravel garden. The rear has a fence enclosed garden with lawn and mature shrub borders.

Viewings: All viewings are by advance appointment with 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, 990 years from 1 December 1933

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

