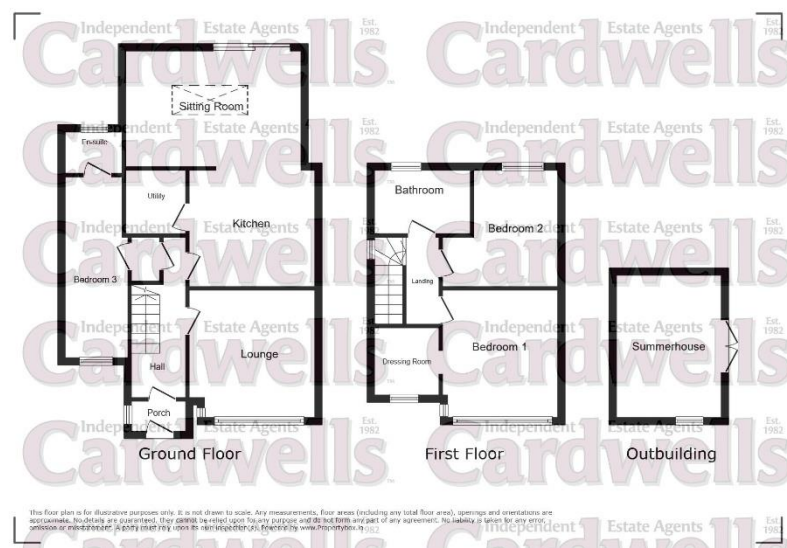
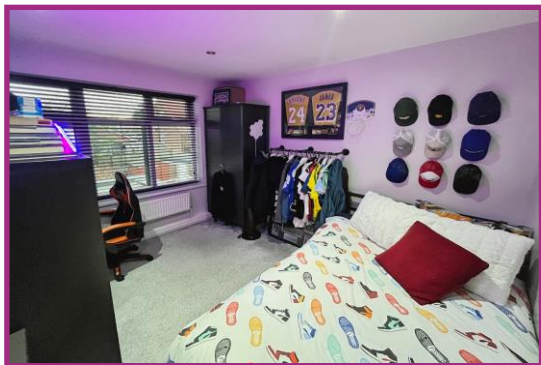




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. Please contact your sales representative for more information.

SPRINGFIELD ROAD, KEARSLEY, BL4 8JZ



- Extended semi detached family home
- Three bedrooms
- Family bathroom and en-suite
- Dressing room to master bedroom
- Sitting room with skylight & bi-fold doors
- Stunning kitchen with centre island unit
- Gated driveway parking
- Rear garden with summer house



Offers in the Region Of £297,500

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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Simply stunning, extended semi detached family home located within the ever popular area of Kearsley. The property is perfectly located for many local amenities, schools and commuter routes with Kearsley train station and the M60 motorway both just a short drive away. The property is beautifully presented throughout and comprises a porch, entrance hallway, lounge, stunning kitchen with centre island unit which opens up into the sitting room with lantern styled skylight and bi-fold doors leading to the rear garden, utility and the third bedroom which has the added benefit of an en-suite to the ground floor with two double bedrooms, the master utilising the original third bedroom as a dressing room and four piece family bathroom to the first floor. Externally the front of the property is accessed via a sliding gate to the driveway with space for a couple of vehicles and raised borders to one side. To the rear of the property, there is an artificial lawn garden with raised flowerbeds surrounding, flagged patio area leading up to a decked area which is covered by a gazebo and also provides access to the summer house. This wonderful property simply must be viewed to appreciate the style and standard of the accommodation on offer. 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:

Porch: Downlights, tiled floor, double glazed window to the side.

Hallway: Ceiling light point, coving to the ceiling, porcelain tiled floor, wall mounted vertical radiator, under stairs storage, door leading to Bedroom 3.

Lounge: 11' 10" x 11' 10" (3.61m x 3.60m) Double glazed window to the front, radiator, ceiling light point, coving to the ceiling.

Kitchen: 11' 8" x 10' 10" (3.56m x 3.30m) Porcelain tiled floor, wall mounted vertical radiator, range of fitted wall and base units with centre island unit and built in stainless steel sink with mixer tap, integrated extractor fan, five ring gas hob, electric oven, microwave, ceiling light points, door to the utility and also open into the sitting room.

Utility: 5' 11" x 5' 7" (1.80m x 1.70m) Downlights, wall mounted vertical radiator, porcelain tiled floor, space for an American style fridge/freezer and washing machine.

Sitting Room: 16' 4" x 10' 9" (4.97m x 3.28m) Wall lights, lantern skylight with in built lighting, walk mounted vertical radiator, porcelain tiled floor, multi fuel wood burning stove, bi-fold doors leading to the rear garden.

Bedroom 3: 16' 9" x 5' 10" (5.10m x 1.78m) Downlights, double glazed window to the front, radiator, loft access, door to the en-suite.

En-suite: 5' 3" x 3' 11" (1.61m x 1.20m) Downlights, double glazed window to the rear, porcelain tiled floor, three piece suite incorporating a wc, wash hand basin, walk in shower, extractor fan.

Landing: Ceiling light point, double glazed window to the side, loft access.

Bedroom 1: 11' 11" x 10' 9" (3.63m x 3.28m) Downlights, coving to the ceiling, radiator, double glazed window to the front, radiator, open into the dressing room.

Dressing Room: 7' 1" x 6' 11" (2.16m x 2.10m) Originally the third bedroom, but now been turned into a dressing room with a ceiling light point, double glazed window to the front, fitted wardrobes.

Bedroom 2: 10' 11" x 11' 3" (3.33m x 3.42m) Downlights, double glazed window overlooking the rear garden, radiator.

Bathroom: 8' 9" x 6' 0" (2.67m x 1.83m) Downlights, double glazed window to the rear, wall mounted vertical radiator, four piece suite incorporating a wc, vanity unit with inset sink, walk in shower cubicle, claw foot freestanding bath, tiled floor and walls.

Summer house: 13' 3" x 9' 9" (4.03m x 2.97m) Downlights, double glazed window to the front, double glazed French doors leading out onto the decking, electrical points, currently used as a gym.

Externally: The front of the property is accessed via gate to the driveway with space for a couple of vehicles and raised borders to one side. To the rear of the property, there is an artificial lawn garden with raised flowerbeds surrounding flagged patio area leading up to a decked area which is covered by a gazebo and also provides access to the summer house.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 998 years from 1 May 1936

Council Tax: Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1763

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

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