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## THE ROWANS – BOLTON – OFFERS IN THE REGION OF £595,000

Located within the highly desirable area of Markland Hill is this detached family home, located within a small Hamlet just off Markland Hill Lane. This wonderful family home is placed for the commuter with access to the M61 motorway network and Lostock train station just a short drive away. Many people move to this area for the commuting, however there are some wonderful schools including Markland Hill County Primary, Cleveland's Preparatory and Bolton School which are all within close proximity. If you're a sports person then there is Markland Hill Racquets Club, Bolton Golf Club and Old Links Golf Club locally along with the Middlebrook Retail Park, approximately 3 miles away, for all your shopping needs. This stunning home is ideal for a family and is ready to move into. Internally the accommodation comprises a porch, entrance hallway, cloakroom/wc, study, dining room, stunning fitted kitchen with quartz worktops and a utility room to the ground floor. A few steps up from the hallway there is a large lounge, over 5 meters in length and over 4 meters wide, with sliding patio doors leading to a sizeable balcony area. The first floor has four good sized bedrooms, the master with an en-suite and a modern family bathroom. Externally there is a good sized block paved driveway allowing parking for approximately four cars with a lawned garden and gates either side leading to the rear. The driveway also leads to a large double garage, with an automatic electric door and giving access to the main residence. To the rear of the property there is a mature garden with a good sized patio area perfect for the barbecue, lawn with flower beds and borders surrounding with several mature trees, including an oak tree. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

### BOLTON

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### BURY

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### LETTINGS & MANAGEMENT

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#### ACCOMMODATION AND APPROXIMATE ROOM SIZES:

**Porch:** 5' 1" x 3' 1" (1.55m x 0.93m)  
Ceiling light point, double doors leading into the entrance hallway.

**Hallway:**  
Downlights, coving to the ceiling, wall mounted vertical ladder radiator, storage cupboard, engineered wood flooring, stairs leading down to the garage and stairs leading up to the first floor.



**Cloakroom/wc:** 10' 9" x 4' 0" (3.28m x 1.22m)  
Downlights, coving to the ceiling, wall mounted vertical radiator, double glazed window to the front, wc, pedestal sink, tiled floor.

**Office/study:** 13' 6" x 6' 11" (4.12m x 2.10m)  
Ceiling light point, double glazed window to the front, radiator, laminate effect flooring.

**Dining Room:** 12' 7" x 11' 8" (3.83m x 3.56m)  
Coving to the ceiling, double glazed window to the rear overlooking the garden, ceiling light point, laminate effect flooring, radiator.



**Kitchen:** 14' 9" x 11' 5" (4.49m x 3.48m)  
Downlights, dual aspect double glazed windows to the rear and the side, door to the rear leading to the garden, radiator, range of fitted wall and base units with complimentary quartz worktops incorporating an extractor fan, integrated double electric fan ovens, microwave, dishwasher, larger fridge, one and a half bowl stainless steel sink with mixer tap, pantry.



**Plot Size:**  
Cardwells Estate Agents Bolton research shows the plot size is approximately 0.13 acres.

**Tenure:**  
Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 January 1981

**Council Tax:**  
Cardwells estate agents Bolton research shows the property is band G annual charges of £3778

**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 in a conservation area of Chorley New Road

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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**Utility: 11' 4" x 5' 5" (3.46m x 1.65m)**

Double glazed window to the side, range of fitted wall and base units with complimentary quartz worktops, stainless steel sink with mixer tap, wall mounted boiler, space for a washing machine, dryer and fridge/freezer, downlights.



**Garage: 23' 1" x 16' 1" (7.04m x 4.90m)**

Double glazed window to the side, electric automatic garage door.

**Landing:**

Ceiling light point, downlights, coving to the ceiling, storage cupboard, loft access.

**Lounge: 17' 8" x 16' 1" (5.38m x 4.90m)**

Downlights, coving to the ceiling, double glazed window to the rear, wall mounted vertical radiators, living flame gas fire and surround, engineered wood flooring, double glazed patio doors leading to the sizable balcony at the front with tiled flooring.



**Bedroom 1: 11' 10" x 11' 5" (3.60m x 3.49m)**

Coving to the ceiling, double glazed windows to the rear, fitted wardrobes, ceiling light point, door leading to the en-suite.



**En-suite: 8' 8" x 3' 9" (2.65m x 1.14m)**

Downlights, double glazed window to the side, wall mounted vertical radiator, three-piece suite incorporating a WC, vanity unit within inset sink, walk-in shower cubicle, tiled floor with splashback to the walls.



**Bedroom 2: 12' 7" x 9' 3" (3.84m x 2.82m)**  
Ceiling light point, coving to the ceiling, radiator, double glazed window to the front, fitted wardrobes.



**Bedroom 3: 11' 8" x 8' 5" (3.56m x 2.57m)**  
Ceiling light point, double glazed window to the rear, radiator.

**Bedroom 4: 11' 6" x 9' 5" (3.50m x 2.88m)**  
Ceiling light point, coving to the ceiling, double glazed window to the front, radiator.



**Family bathroom: 8' 5" x 6' 0" (2.56m x 1.82m)**  
Downlights, double glazed window to a side, wall mounted vertical radiator, three-piece suite incorporating a bath with mixer tap and shower above, WC, pedestal sink, tiled flooring with splashback to the walls.



#### **Externally:**

To the front of the property, there is a good size driveway for parking for approximately four cars with a lawn garden gates either side leading to the rear. Driveway also leads to a large double garage.

To the rear of the property there is a mature garden with a good sized patio, area perfect for the barbecue, lawn with flower beds and borders surrounding with several mature trees, including an oak tree.

