



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

BARCROFT ROAD, BOLTON, BL1 6JA



- Three bedroom semi detached
- Wonderful family home
- Two reception rooms
- Stylish fitted kitchen
- White family bathroom suite
- Rear garden with patio & lawn
- Private off road driveway parking
- UPVC D.G, gas CH, alarm



Offers in the Region Of £245,000

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



A three bedroom semi detached family home with private off-road car parking, two reception rooms on the superb rear garden. Situated in a consistently popular residential location, the position is superb for easy access to popular schools, shops, transport links and beautiful local countryside is within easy reach. The accommodation on offer extends to around 936 ft.² and briefly comprises: reception hallway, bay window living room, dining room with patio doors off to the rear garden, quality fitted kitchen, first floor landing, three bedrooms and a white family bathroom suite. The rear garden enjoys both patio and lawn spaces and there is private off-road driveway parking to the front. The family home benefits from gas central heating, uPVC double glazed windows, a security alarm and all that is on offer can only be fully appreciated via a viewing. In the first instance a walk-through viewing video is available to watch, and then a personal viewing appointment could be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hallway: 14' 11" x 6' 0" (4.550m x 1.819m) uPVC window to front, uPVC double glazed entrance door, radiator, quality flooring, spindle staircase off to the first floor, under the stairs storage space.

Living room: 12' 10" x 11' 10" (3.916m x 3.611m) uPVC bay window to the front, radiator, ceramic tiled fireplace, thick carpeting, matching wall and ceiling lights.

Dining room: 14' 4" x 11' 0" (4.376m x 3.358m) uPVC double glazed bay windows and double patio doors off to the rear garden, quality flooring, radiator.

Kitchen: 8' 10" x 8' 2" (2.689m x 2.477m) A stylish professionally fitted kitchen with an excellent range of matching column drawers, base and wall cabinets, stainless steel single bowl sink and drainer, freestanding cooker with gas hob, double oven/grill, freestanding washing machine, ceramic wall tiling, extractor, spot lighting, uPVC bay style window, uPVC door to outside.

First floor landing: 7' 1" x 6' 8" (2.169m x 2.024m) New PVC window to side, thick carpeting.

Bedroom 1: 11' 0" x 12' 0" (3.365m x 3.655m) uPVC window to the front, radiator.

Bedroom 2: 12' 1" x 11' 0" (3.671m x 3.346m) uPVC window to the rear enjoying the aspect over the garden, thick carpeting, radiator.

Bedroom 3: 6' 8" x 7' 8" (2.030m x 2.330m) uPVC window to the rear overlooking the garden, radiator, loft access point.

Bathroom: 7' 8" x 5' 7" (2.343m x 1.701m) A white three-piece bathroom suite comprising: jewel flush WC, wash hand basin and bath with electric shower over and fitted folding glass shower screen, ceramic wall tiling, tall heated towel rail, uPVC window.

Garden: The rear garden benefits from block paved patio space, and a separate lawned garden area with flower beds to the borders, timber shed. The front garden area is paved for easy maintenance.

Parking: There is a block paved driveway providing private off-road car parking facilities.

Plot size: The overall approximate plot size is around 0.04 of an acre.

EPC: The energy performance certificate rating is D and is valid until the 23rd of May 2030.

Chain details: The property is sold with an upward chain the details will be confirmed in due course.

Viewings: 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. A walk through viewing video is available to watch in the first instance at your convenience.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold with a term of 999 years from the 11th October 1935 and we are advised that the annual leasehold ground rent charge is around £7.

Bolton council tax: The property is located in the borough of Bolton and the Council tax band rating C, with an approximate annual cost of £2,015.

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding.

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

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

