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GREENMOUNT PARK, KEARSLEY, BL4 8NU



- Two double bedrooms
- Detached true bungalow
- Wonderful gardens and not overlooked
- Superb commuter links
- Recently modernised throughout
- Modern kitchen and wetroom
- Driveway and garage parking
- Lounge/diner



£250,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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



Located within a quiet residential estate, just off Bolton Road, is this recently modernised detached true bungalow. The property is ideally located for a commuter with good access to Manchester, Bolton, Bury, Whitefield, the M62 being a short drive away and Kearsley train station also being a short distance from the property. This beautiful home is ideal for those who maybe looking to downsize but also want to have a good sized garden to enjoy in the Summer. The accommodation within the property comprises an entrance hallway, lounge/diner, modern kitchen with views overlooking the garden, two double bedrooms and a good sized modern wet room. Externally there is a lawned garden with driveway parking leading to the garage at the front. The rear of the property has a good sized flagged patio area, path leading to the garage at one side and to a gate at the other. There is a large lawned garden with mature borders surrounding and not overlooked. 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:

Entrance Hallway: Ceiling light point, laminate effect flooring, wall mounted vertical radiator, storage cupboard, loft access with pull down ladder.

Lounge/diner: 15' 11" x 10' 10" (4.85m x 3.30m) Double glazed window to the front, ceiling light point. laminate effect flooring, wall mounted vertical radiator. Open into the kitchen.

Kitchen: 15' 10" x 9' 5" (4.83m x 2.86m) Downlights, ceiling light point, double glazed window overlooking the garden to the rear, double glazed French doors leading to the rear garden, range of fitted wall and base units with large single bowl sink with mixer tap and drainer, extractor fan, integrated electric Neff hob, electric Neff oven, Neff slimline dishwasher, space for a washing machine and fridge/freezer, laminate effect flooring.

Bedroom 1: 11' 11" x 11' 7" (3.64m x 3.54m) Ceiling light point, double glazed window to the front, laminate effect flooring, fitted wardrobes, radiator.

Bedroom 2: 12' 0" x 8' 8" (3.67m x 2.63m) Ceiling light point, double glazed window and double glazed door to the rear, laminate effect flooring, wall mounted vertical radiator, fitted wardrobes.

Wet Room: 8' 4" x 5' 11" (2.53m x 1.80m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, three piece suite incorporating a vanity unit with inset wash hand basin and wc, shower, tiled floor.

Garage: 18' 4" x 8' 6" (5.60m x 2.59m) Ceiling light point, roller shutter electric garage door and a door leading to the rear garden.

Externally: To the front of the property there is a lawned garden with driveway parking leading to the garage. The rear of the property has a good sized flagged patio area, path leading to the garage at one side and to a gate at the other. There is a large lawned garden with mature borders surrounding and not overlooked.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.12 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 February 1964

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

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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