



- Impressive detached property
- Spacious family size accommodation
- 5 bedrooms
- Private courtyard location
- Modern quality interior
- Sought after location
- Bespoke features
- Viewing advised



£460,000

BOLTON 11 Institute St, Bolton, BL1 1PZ
LETTINGS & MANAGEMENT E: lettings@cardwells.co.uk
BURY 14 Market St, Bury, BL9 0AJ
 T: 01204 381 281 E: bolton@cardwells.co.uk T: 01204 381 281 E: bury@cardwells.co.uk

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. C W Pearson.

A great opportunity to purchase this stone built five bedroom detached family home which is situated within a private courtyard setting of only two properties . Tucked away off railway Road this impressive house has some lovely bespoke quality features. Railway road is highly sought-after and properties of this calibre rarely become available. The location is ideal for local shops pubs railway station and schools. Viewing is highly recommended to fully appreciate this fantastic property. bolton@cardwells.co.uk (01204) 381281, bolton@cardwells.co.uk, www.cardwells.co.uk. The spacious accommodation briefly comprises; Reception hallway, Guest WC, living room, kitchen family room, sitting room and a utility room Upstairs there is a galleried landing, master bedroom with an ensuite bathroom, For further bedrooms, one of which has an ensuite WC and the bathroom. Outside there is a generous size driveway and a feature low maintenance garden to the side elevation. The property also benefits from uPVC double glazing and gas central heating

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front door with uPVC frosted double glazed windows aside leading to

Reception hall: 16' 9" x 9' 5" (5.10m x 2.87m) Feature stained glass uPVC leaded light double glazed window rear aspect, radiator, feature spindled staircase leading to galleried mezzanine landing, inset spotlights

Twin opening doors leading to

Inner hall: 6' 8" x 6' 6" (2.03m x 1.98m) Radiator, coving to the ceiling doors leading to

Guest w.c: uPVC frosted double glazed window rear aspect, close coupled WC, wash basin with mixer tap, radiator, tiled splashback.

Living room: 22' 9" x 11' 9" (6.93m x 3.58m) uPVC double glazed windows to the front and rear aspect, feature fireplace incorporating an electric fire, two radiators, coving to the ceiling.

Kitchen family room: 24' 4" x 17' 5" at widest points (7.41m x 5.30m) Double glazed twin opening doors garden aspect, two Velux windows, range of modern fitted wall and base units with granite effect working surfaces and slate tiled splash backs, central island/breakfast bar incorporating a Neff induction hob and extractor, Inset single bowl single drainer sink unit with mixer tap, Built-in Neff oven and a built-in Neff microwave oven,Integrated fridge and freezer, integrated dishwasher,separate integrated fridge, inset spotlights and speaker system to the ceiling, radiator, built in storage cupboard

From the reception hall there is a door leading to

Sitting room (originally the garage: 15' 2" x 11' 6" (4.62m x 3.50m) uPVC double glazed windows front aspect, radiator below.

Utility room: 15' 10" x 4' 8" (4.82m x 1.42m) uPVC double glazed door and window rear aspect, space for a washing machine and tumble dryer, radiator.

Landing: Feature uPVC double glazed arch window front aspect, radiator, access to the loft.

Master bedroom: 16' 9" x 16' 3" (5.10m x 4.95m) uPVC double glazed windows front aspect, radiator below, walk in dressing room area.

En suite: 12' 11" x 5' 0" (3.93m x 1.52m) uPVC frosted double glazed window rear aspect, contemporary suite comprising freestanding bath with mixer tap, close couple WC, wash basin with mixer tap, shower cubicle, heated towel rail, part tiling to the walls, inset spotlights and extractor fan.

Bedroom 2: 15' 1" x 13' 9" (4.59m x 4.19m) uPVC double glazed windows front aspect, radiator, coving to the ceiling.

En suite w.c: Close coupled WC, wash basin with mixer tap, half tiling to the walls, chrome plated towel rail, inset spotlights and extractor fan.

Bedroom 3: 11' 9" x 8' 8" (3.58m x 2.64m) uPVC double glazed window rear aspect, radiator.

Bedroom 4: 12' 4" x 9' 7" (3.76m x 2.92m) uPVC double glazed window rear aspect, radiator below.

Bedroom 5: 9' 1" x 8' 8" (2.77m x 2.64m) uPVC double glazed window rear aspect, access to the loft.

Shower room: 6' 10" x 5' 7" (2.08m x 1.70m) uPVC frosted double glazed window rear aspect, modern suite comprising shower cubicle, close coupled WC, wash basin with mixer tap, part tiling to the walls, fitted vanity base units, chrome plated towel rail, inset spotlights in the ceiling.

Garden: Outside to the front, there is a generous size driveway. To the side/rear, there is a low maintenance garden to the side, with a partially canopied Indian stone paved patio area. There is artificial grass surfacing and a wooden raised decked area with mature tree plant displays aside. The rear is enclosed with a gravelled pathway area and a shed.

Price: £460,000

Viewings: All viewings are by advance appointment with Cardwells Estate Agents, Bolton, 01204 381281, www.cardwells.co.uk 7 days a week.

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Please note: all viewings are by appointment only through our BOLTON Office

