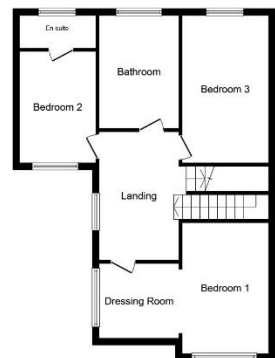
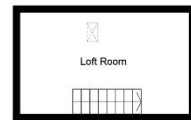


Ground Floor



First Floor



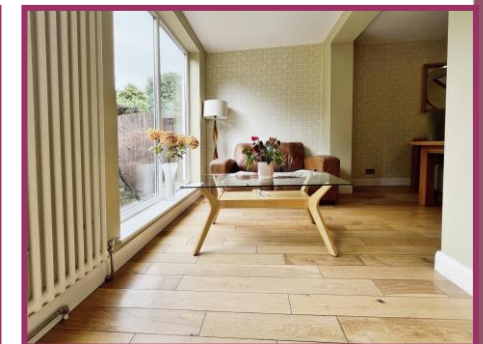
Second Floor

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 any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

**FAIRFIELDS, EGERTON, BL7 9EE**



- Wonderful family home
- Not overlooked to the rear
- Three double bedrooms
- Four piece family bathroom suite
- Master bedroom with dressing room
- Loft room/office with fixed staircase
- Extended to the side and the rear
- Concrete imprinted driveway & garage



**£375,000**

**BOLTON**

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**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Situated on a quiet cul-de-sac within the much sought after and popular area of Bromley Cross in Bolton is this wonderful extended family home. The property is ideally placed for the commuter with Bromley Cross railway station, which directly serves Manchester, Bolton and Blackburn, being a short walk away along with many popular primary schools (Walmsley, St. Johns and Eagley) and Turton High school on your doorstep. Within Bromley Cross and Egerton are many local restaurants and sporting facilities with the additional benefit of beautiful countryside walks nearby. The accommodation is spacious and beautifully presented throughout and comprises an entrance hallway, good sized lounge and wonderful spacious kitchen which opens into an additional sitting area with a large window overlooking the garden and bi-fold doors leading to the the Indian stone patio area. Also to the ground floor there is a handy cloakroom/wc and access to a good sized garage. The first floor has three double bedrooms with the master bedroom having a dressing room and the second bedroom having a three piece en-suite. The family bathroom is also a wonderful size with a four piece suite comprising a wc, bath and a walk-in shower cubicle. From the landing there is a fixed staircase leading to the loft room which is currently being used as an office with a double glazed skylight letting in plenty of natural light. Externally the front of the property there is a large concrete imprinted driveway for multiple cars, with mature greenery to either side and leads to the integral garage. At the rear of the property there is an Indian stone patio with a lawned garden and path leading to the rear of the garden which has an additional patio area and space for a shed. Another bonus is that the rear garden isn't overlooked and provides a lovely, quiet and private place for someone to enjoy their free time. For further information and to arrange a viewing please contact Cardwells Estate Agents Bolton 01204 381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway:** Understairs storage, radiator, wooden flooring.

**Lounge:** 17' 9" x 13' 9" (5.41m x 4.18m) Two double glazed windows to the front, radiator.

**Kitchen/diner:** 17' 9" x 11' 7" (5.41m x 3.52m) Downlights, wooden flooring, radiator, centre island unit with extractor fan and integrated Induction hob, range of fitted wall and base units with integrated microwave, double electric oven, fridge/freezer, dishwasher, stainless steel sink with mixer tap and drainer, tiled splashback to the walls, open into the breakfast room.

**Breakfast Room:** 17' 7" x 6' 6" (5.35m x 1.99m) Wooden flooring, double glazed window overlooking the garden to the rear, bi-fold doors leading into the patio area

**Cloakroom/wc:** 4' 8" x 2' 7" (1.41m x 0.80m) Double glazed window to the rear, wc, wash hand basin.

**Garage:** 16' 7" x 8' 0" (5.06m x 2.44m) Double glazed window to the side, storage cupboard, up and over garage door.

**Landing:** Double glazed window to the side, radiator.

**Bedroom 1:** 14' 11" x 9' 1" (4.54m x 2.76m) Double glazed window to the front, radiator.

**Dressing Room:** 9' 2" x 8' 3" (2.79m x 2.52m) Double glazed window to the side, radiator, fitted wardrobes and drawers.

**Bedroom 2:** 15' 0" x 8' 3" (4.58m x 2.51m) Double glazed window to the front, radiator, fitted wardrobes and drawers.

**En-suite:** 8' 2" x 3' 5" (2.49m x 1.05m) Three piece suite incorporating a WC, vanity unit and inset sink, walk-in shower cubicle, double glazed window to the rear, tiled walls and radiator.

**Bedroom 3:** 11' 9" x 9' 4" (3.58m x 2.84m) Double glazed window to the rear overlooking the garden, fitted wardrobes, radiator.

**Family bathroom:** 8' 3" x 7' 11" (2.51m x 2.42m) Downlights, double glazed window to the rear, four piece suite incorporating a wc, wash hand basin, bath and walk in shower cubicle, tiled flooring and walls, arrival mounted ladder radiator.

**Loft Room:** 17' 8" x 6' 6" (5.39m x 1.99m) Downlights, double glazed skylight to the rear, laminate effect flooring, storage to the eaves, radiator.

**Externally:** The front of the property has a large concrete imprinted driveway for multiple cars, with mature greenery to either side, which leads to the integral garage. At the rear of the property there is an Indian stone patio with a lawned garden and path leading to the rear of the garden which has an additional patio area and space for a shed. Another bonus is that the rear garden isn't overlooked and provides a lovely, quiet and private place for someone to enjoy their free time.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.10 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 10 August 1962

**Council Tax:** Cardwells estate agents Bolton research shows the property is band D annual charges of £2147.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

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

**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

