



FENTON WAY, MIDDLE HULTON, BL3 3GN



- Modern detached family home
- Bright and airy throughout
- Four good sized bedrooms
- Family bathroom and en-suite
- Stunning fitted kitchen
- Utility and wc
- 1259 Square Feet
- Close to amenities and commuter routes



Offers in Excess of £375,000

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Beautifully presented detached family home located within this modern new development situated just off St. Helen's Road in Middle Hulton. This stunning home is located close to many local amenities and commuter routes with the M61 motorway just being a short drive. Internally the property is bright and airy with modern contemporary fixtures and fittings throughout. The ground floor flows perfectly from the hallway to the modern contemporary kitchen, utility/wc and into a spacious lounge complete with recently fitted media wall. The first floor has four good sized bedrooms with the main bedroom having an en-suite and family bathroom. External the front of the property has flowerbeds and borders with steps upto a flagged walkway which leads around the side of the property to the driveway which is large enough for at least three cars. The rear garden has a flagged patio area with lawned garden area and gate leading to the driveway at the side. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Downlights, fitted storage cupboards, under stairs storage, vinyl flooring, stairs to the first floor.

Kitchen diner: 13' 1" x 12' 7" (3.98m x 3.84m) Ceiling light point, downlights, range of fitted wall and base units with complimentary Silestone work surfaces, one and half stainless steel sink with mixer tap, extractor fan, integrated induction hob, double electric oven, fridge/freezer, dishwasher, double glazed window to the side, radiator, vinyl flooring.

Utility/w.c: 11' 0" x 5' 5" (3.35m x 1.64m) Downlights, wc, pedestal sink, fitted wall and base units with space for a washing machine and dryer, radiator, vinyl flooring.

Lounge: 20' 1" x 12' 7" (6.13m x 3.83m) Wall lamps, radiator, double glazed window to the front, double glazed window and door to the side, media wall with inset electric feature fire, vinyl flooring.

Landing: Ceiling light point, loft access with pull down ladder, double glazed window to the front.

Bedroom 1: 14' 0" x 12' 7" (4.26m x 3.83m) Ceiling light point, double glazed window to the side, fitted wardrobes, radiator.

En suite: 7' 1" x 4' 8" (2.16m x 1.43m) Downlights, three piece suite incorporating a wc, sink and wall in shower cubicle, wall mounted ladder radiator, vinyl flooring.

Bedroom 2: 12' 6" x 9' 3" (3.80m x 2.81m) Ceiling light point, radiator, double glazed window to the front.

Bedroom 3: 10' 7" x 8' 10" (3.22m x 2.68m) Ceiling light point, double glazed window to the side, radiator, fitted wardrobes.

Bedroom 4: 14' 0" x 7' 7" (4.26m x 2.31m) Ceiling light point, radiator, double glazed window to the front.

Bathroom: 7' 1" x 6' 5" (2.15m x 1.95m) Downlights, wall mounted vertical ladder radiator, three piece suite incorporating a wc, sink, panelled bath with mixer tap and shower above, vinyl flooring.

Outside: The front of the property has flowerbeds and borders with steps upto a flagged walkway which leads around the side of the property to the driveway which is large enough for at least three cars. The rear garden has a flagged patio area with lawned garden area and gate leading to the driveway at the side. Garden shed.

Parking: Driveway parking.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Freehold, there is an annual service charge of £170.68

Council tax: Cardwells estate agents Bolton research shows the property is band E

Flood risk information: Cardwells estate agents Bolton research shows the property is in a 'no risk' area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Thinking of selling or letting in Bolton: 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.

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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