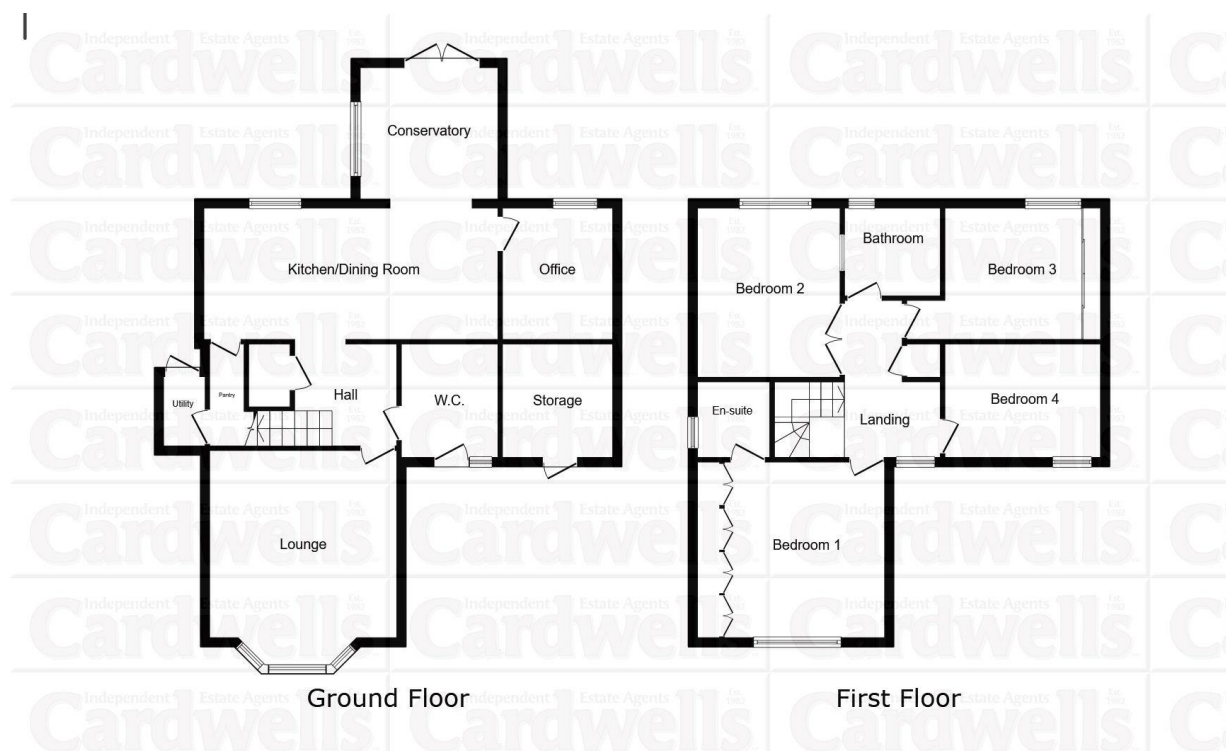
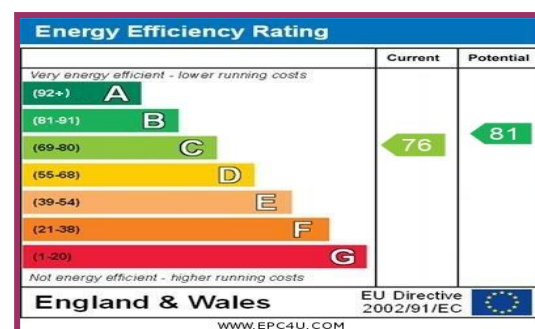




Independent Estate Agents **Cardwells** Est. 1982
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LARKSPUR CLOSE – BOLTON – £390,000

Cardwells are pleased to offer for sale this stunning four bedroom detached family home, with 'no upward chain involved'. This impressive property has a contemporary and stylish interior, with spacious accommodation and is situated on a generous plot. There are many features, which include, a modern fitted kitchen and dining room, with quality appliances, a conservatory, an office/sitting room, a fitted pantry room, utility room, a guest WC and four good sized bedrooms. The master bedroom has a feature vaulted ceiling and a modern en suite shower room. Outside there is a delightful garden to the rear with a sunroom and a useful storage shed. To the front there is a driveway which provides ample off street parking, leading to a storage.

Larkspur Close is a quiet cul-de-sac, close to Hall ith wood train station and the motorway network. The property also benefits from uPVC double glazing and gas central heating. Viewing is highly recommended to fully appreciate this wonderful property, through Cardwells estate agents Bolton, 01204 381281, bolton@cardwells.co.uk

BOLTON

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T: 01204 381 281

E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite front door with inset double-glazed panels.

Reception hall:

Radiator, built cloaks cupboard, incorporating fitted shelving, coving to the ceiling, feature staircase to the landing.

Guest w.c:

uPVC double glazed window front aspect, close coupled WC, wash basin with mixer tap inset to a vanity unit, tiled floor, part tiling to the walls, radiator, coving to the ceiling.

Lounge: 14' 0" x 14' 0" (4.26m x 4.26m)

uPVC double glazed bay window front aspect, radiator below, fitted media unit and shelving, coving to the ceiling.



Open plan kitchen dining room: 22' 0" x 9' 10" (6.70m x 2.99m)

Kitchen area: uPVC double glazed window rear garden aspect, contemporary fitted kitchen with fitted wall and base units, complementary work top surfaces and tiled splashbacks, sink unit with mixer tap, Bosch five ring gas burner hob with an extractor, built-in Bosch oven and microwave, American style fridge freezer, integrated wine cooler, recess display lighting underneath the wall units, inset spotlights to the ceiling. Dining area: Two radiators seated booth area, coving to the ceiling. Open through to



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 indicates the property is Leasehold. 999 years from 1 January 2004

Council tax:

Cardwells estate agents Bolton research indicates the property is band E annual cost £2770

Flood risk information:

Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area:

Cardwells estate agents Bolton research indicates 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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

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



Conservatory: 9' 1" x 8' 10" (2.77m x 2.69m)
uPVC double glazed French doors and a window, rear garden aspect, radiator.

Office/sitting room: 9' 1" x 8' 3" (2.77m x 2.51m)
uPVC double glazed window, rear garden aspect, radiator below, feature lighting inset spotlights to the ceiling.



From the kitchen a door leads to

Pantry:

Fitted shelving inset spotlights to the ceiling. uPVC double glazed door leading to

Utility room:

uPVC double glazed door with windows front and rear aspect, stainless steel sink unit with mixer tap, fitted worktop surface, space and plumbing for a washing machine and a tumble dryer above.

From the reception hall, there is a feature turning staircase to the landing. uPVC double glazed window front aspect, radiator below, built in storage cupboard, which houses the central heating boiler, coving to the ceiling, spotlights.

Master bedroom: 12' 8" x 12' 0" (3.86m x 3.65m)
Feature uPVC double glazed arched incorporating plantation shutter blinds, radiator below, fitted wardrobes, vaulted ceiling.



En suite
uPVC frosted double glazed window side aspect, contemporary suite comprising, shower cubicle, close coupled WC, wash basin with mixer tap, tiled floor, tiling to the walls, chrome plated towel rail, inset spotlights, extractor fan.



Bedroom 2: 9' 8" x 10' 8" (2.94m x 3.25m)
uPVC double glazed window rear garden aspect, incorporating plantation shutter blinds, fitted wardrobes, radiator, access to the loft coving to the ceiling.



Bedroom 3: 13' 8" x 9' 6" (4.16m x 2.89m)

uPVC double glazed window, rear garden aspect, radiator below, fitted wardrobe with matching drawers, coving to the ceiling.



Bedroom 4: 12' 6" x 6'

uPVC double glazed window, front aspect, radiator below, coving to the ceiling.

8" (3.81m x 2.03m)



Bathroom: 6' 1" x 6' 9"

uPVC frosted double glazed window, rear aspect, modern white suite comprising, tiled enclosed bath, with mixer tap/shower attachments, close coupled WC, wash basin with mixer tap inset to a vanity unit, tiling to the walls, chrome plated towel rail, inset spotlights, extractor fan.

(1.85m x 2.06m)



Outside:

To the front there is a tarmac driveway which provides ample off-street parking, with a gravelled parking area aside. There is a door giving access to a storage area, (previously the garage). To the rear there is a generous sized garden, with a canopied paved patio area and a wooden decked area and paved pathways. There is a wooden built sun room, which benefits from electricity. Attached to the sunroom is a useful storage shed. There is access to the front of the house, along both side elevations.

