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BARRINGTON COURT, HEATON, BL1 5UX



- Stunning detached family home
- Quiet cul de sac position
- Fantastic open plan kitchen/living area
- Four bedrooms
- En suite and bathroom
- Cloakroom w.c/utility room
- Front and rear gardens
- Driveway and garage parking



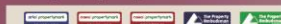
Offers Over £375,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Beautifully presented and extended, detached family home located within the ever popular area of Heaton. Barrington Court is located just off Lowndes Street and is a short drive from many local amenities and nature spots including Doffcocker Lodge and Moss Bank Park. The property is perfectly placed for local schools such as St Thomas of Canterbury, Devonshire Road, Bolton School and Clevelands Preparatory School. This stunning family home simply must be viewed to appreciate the stylish and modern accommodation on offer. Internally the property comprises an entrance hallway, cloakroom/wc, stylish and contemporary open plan kitchen/living room and utility to the ground floor with four good sized bedrooms, en-suite to the master and family bathroom to the first floor. Externally there is a a lawned garden with driveway parking for two cars leading to the detached garage with up and over garage door at the front. The rear garden is beautifully presented and has a lawned garden with flagged "sun trap" patio and a designated child's play area with wood chips and plenty of space for a swing and slide. 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, radiator, laminate flooring, coving to the ceiling, stairs leading to the first floor.

Cloakroom w.c: 6' 6" x 3' 2" (1.99m x 0.97m) Ceiling light point, double glazed window to the front, pedestal sink, WC, radiator, laminate effect flooring.

Lounge: 15' 9" x 11' 7" (4.79m x 3.52m) Ceiling light points, coving to ceiling, radiator, double glazed bay window to the front.

Open plan kitchen living area: 24' 3" x 21' 1" (7.38m x 6.43m) Ceiling light point, downlights, radiators, laminate effect flooring, range of fitted wall and base units with complementary Quartz worktops including a centre island unit with built-in Belfast sink and instant hot water tap, integrated dishwasher, space for a wine fridge, space for an American fridge freezer, integrated coffee machine and microwave with space for a multi fuel range oven.

Utility: 7' 1" x 6' 0" (2.15m x 1.82m) Downlights, double glazed door leading to the side, range fitted wall and base units with integrated one and a half bowl stainless steel sink with mixer tap and drainer integrated washing machine and space for a dryer, laminate effect flooring.

Landing: Ceiling light point, radiator, double glazed window to a side, loft access.

Master bedroom: 11' 7" x 10' 10" (3.52m x 3.30m) Ceiling light point, double glazed window to the front, radiator, door to the ensuite.

En suite: 8' 3" x 3' 3" (2.52m x 0.98m) Ceiling light point, double glazed window to the side, three-piece suite incorporating a WC, pedestal sink, walk-in shower cubicle, radiator, laminate effect flooring with tiled splashback to the walls.

Bedroom 2: 9' 8" x 9' 3" (2.94m x 2.83m) Ceiling light point, double glazed window to the rear, radiator.

Bedroom 3: 11' 3" x 9' 4" (3.44m x 2.84m) Ceiling light point, double glazed window to the rear, radiator.

Bedroom 4: 9' 5" x 6' 7" (2.86m x 2.01m) Ceiling light point, radiator, double glazed window to the front.

Family Bathroom: 8' 3" x 5' 5" (2.51m x 1.66m) Ceiling light point, double glazed window to the side, radiator Ataur, three-piece suite incorporating a WC, pedestal sink, panelled bath with shower above, laminate effect flooring with tiled splashback to the walls.

Outside: To the front of the property there is a a lawned garden with driveway parking for two cars leading to the detached garage with up and over garage door. The rear garden is beautifully presented and has a lawned garden with flagged "sun trap" patio and a designated child's play area with wood chips and plenty of space for a swing and slide.

Viewings: Al 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 2016, we are advised the ground rent is £300 per annum

Council tax: Cardwells estate agents Bolton research indicates the property is band E annual charges of £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.

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

