

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 73 | 84 |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epc4u.com | | | |

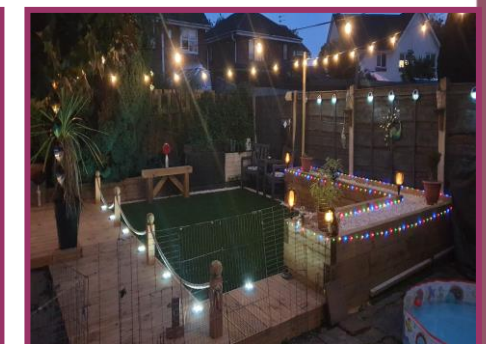
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RINGLEY MEADOWS, STONECLOUGH. M26 1ER



- Stylish Semi Detached
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Dining Kitchen
- Lovely Landscaped Gardens
- Off Road Driveway Parking
- Thoughtfully Redesigned Interior
- Early Viewing Advised



O/O £275,000

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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, R.W.L. Cardwell & R.W. Thompson.

This is a simply stunning semi detached house which has been thoughtfully redesigned by the current owners to provide very comfortable and flexible accommodation on a par with some four bed properties. The accommodation is well presented with thoughtful design on the first floor landing to create a very useful study area/work from home space. The accommodation briefly comprises entrance porch, lounge with stairs leading off, fitted dining kitchen, solid roof conservatory, two good sized bedrooms and family bathroom to the first floor with a good sized third bedroom having eaves storage to the attic. Located in a very desirable area with excellent schooling outdoor spaces parks and amenities close to hand. This property is worthy of internal inspection and a certain to impress. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch Composite door to the front elevation leading into the porch. Alarm panel. Door leading into the lounge.

Lounge 16' 6" x 15' 6" (5.03m x 4.73m) Double glazed boxed bay window to the front elevation. Laminate flooring. Focal electric fireplace (capped off gas supply). Stairs lead off to the first floor landing. Under stairs storage.

Kitchen/Diner 15' 7" x 10' 0" (4.74m x 3.05m) Double glazed window and French doors to the rear elevation leading into the conservatory. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Central heating boiler set within matching cabinet. Four ring electric hob with extractor hood over and electric oven under. Plumbed for washing machine and dryer. Space for fridge and freezer. USB charging points. Laminate floor to match the lounge.

Conservatory 14' 10" x 9' 3" (4.53m x 2.83m) Double glazed windows to 3 elevations. Insulated solid roof. Recessed spotlighting. Laminate floor. Radiator. French doors to the side elevation. Surface mounted light sockets to windowsill.

First Floor Landing Stairs lead off the lounge to the first floor landing. Stairs lead off the landing to the attic bedroom. Useful study/office space. Double glazed window to the front elevation.

Bedroom 1 13' 4" x 9' 4" (4.06m x 2.85m) Double glazed window to the front elevation. Range of fitted bedroom furniture to include wardrobes and dressing table. Radiator.

En-suite Double glazed window to the side elevation. Three piece suite comprising shower cubicle with drench head shower, vanity sink unit with WC. Chrome heated rail.

Bedroom 2 9' 4" x 9' 0" (2.85m x 2.75m) Double glazed window to the rear elevation. Radiator.

Bathroom Double glazed window to the rear elevation. Three piece suite comprising bath, pedestal wash handbasin and close coupled WC.

Attic Bedroom Stairs lead off the first floor landing to the attic bedroom. Skylight window. Eaves storage. Laminated laminate floor. Radiator.

Externally The front of the property enjoys lovely landscaped gardens laid mainly to lawn with hedge and shrub borders. Driveway parking to the side of the vehicle for up to 3 cars. The rear has a lovely low maintenance landscaped garden comprising stone flagged seating area and path to deck Seating area with raised railway sleeper borders and artificial grass lawned area.

Price £280,000

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 3rd September 1992, meaning that there are 967 years remaining. Our clients advise us that leasehold charge is £50.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is C rated which is at an approximate annual cost of £1,909 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the family home is in a position which is regarded as having a "very low" risk of flooding.

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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 estate Agents Bury 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"

