

**ELHAM CLOSE, STONECLOUGH, M26**



- **Stunning Semi-Detached Home**
- **Two Double Bedrooms & A Modern Family Bathroom**
- **Beautifully Presented Throughout**
- **Driveway To Front Of Property**
- **Landscaped Garden to The Rear**
- **Close To Good Schools**
- **Superb Transport Links Nearby**



**O/O £220,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this immaculately presented two bedroom semi detached home. Situated close to fantastic schools, transport networks and local amenities this property comprises of; entrance hallway, lounge, modern fitted kitchen, two double fitted bedrooms and a modern fitted bathroom. Externally this property boasts a driveway for numerous cars to the front with an enclosed rear landscaped garden. 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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

**Entrance hallway** Rock door to front aspect. Karndean flooring. Radiator, two ceiling light points.

**Kitchen** 10' 1" x 11' 1" (3.07m x 3.38m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Integrated fridge and freezer and washing machine. Karndean flooring.

**Lounge** 13' 1" x 11' 9" (3.98m x 3.58m) UPVC double glazed window and patio doors to rear aspect. Radiator. Ceiling light point. Stairs to first floor.

**Bathroom** Panelled shower bath with thermostatic shower overhead. Low flush wc. Wash hand basin. Wall and floor tiling. Radiator. UPVC double glazed window to side aspect. Spotlighting.

**Master Bedroom** 10' 0" x 9' 8" (3.05m x 2.94m) UPVC double glazed window to rear aspect. Fitted wardrobes, drawers and shelves. Radiator. Spotlighting.

**Second Bedroom** 9' 8" x 6' 8" (2.94m x 2.03m) Two UPVC double glazed windows to front aspect. Radiator. Fitted wardrobes. Spotlighting.

**Externally** driveway to the front with a landscaped rear laid to lawn gardens to and two patio areas. Freestanding shed.

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**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. 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 B rated which is at an approximate annual cost of £1,763 (at the time of writing).

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

**Flood Risk** Cardwells Letting Agents Bury, pre-marketing research indicates that this family home available to let now is in a position which is regarded as having a "very low" risk of flooding.

**Thinking Of Selling** Thinking of renting or selling a property? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury or 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 or to let. For Cardwells Estate Agents Bury we are on (0161) 7611215, [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or for Cardwells Estate Agents Bolton 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.

**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 Bury on 0161 761 1215, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk)

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