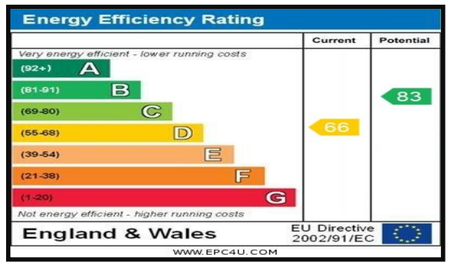

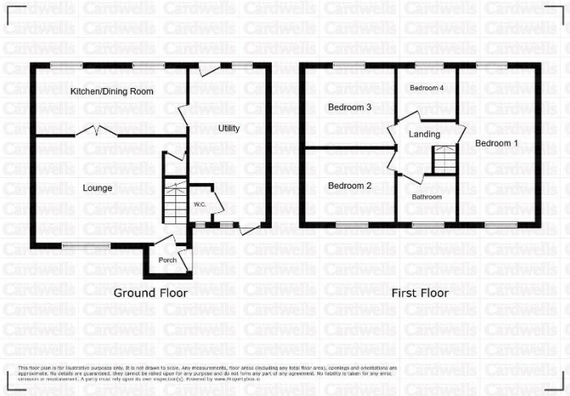

Independent Estate Agents Cardwells Est. 1982

Independent Estate Agents Cardwells Est. 1982 ™

www.cardwells.co.uk

CHILTERN DRIVE, BOLTON, BL2 6AP

- Substantial extended four bed detached
- Opportunity to create a lovely family home
- Lounge/dining kitchen/converted utility
- Landing/4 bedrooms/family bathroom
- Driveway parking/enclosed rear garden
- Warmed by gas C.H/uPVC double glazed
- Quiet cul de sac location/close to amenities
- Catchment area for local nurseries/schools

Offers Over £220,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

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.

Cardwells Estate Boltons are delighted to offer to the open market with the added advantage of no upward chain this substantial four bed extended semi detached property on Chiltern Drive in the ever popular Tonge Fold area. Tucked away on a pleasant street of similar properties just off Bury Road and in close proximity to the areas fabulous amenities, local nurseries and schools with excellent transport links all within walking distance. Briefly comprising: Porch, lounge, dining kitchen, converted utility, landing, four bedrooms and a family bathroom suite. To the outside is driveway parking and there is an enclosed the garden to the rear. We feel the property will be of particular interest to growing families who are looking to add their own touches to create a wonderful family home. Warmed by gas central heating and uPVC double glazed throughout, a personal inspection comes with our highest recommendations and this can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC entrance door into.

Porch: 4' 0" x 6' 8" (1.22m x 2.03m) Timber door giving access to.

Lounge: 12' 7" x 17' 11" (3.83m x 5.46m) Feature fireplace and surrounded with inset electric fire, uPVC double glazed window, wall mounted radiator, stairs giving access to the landing, double doors giving access to.

Dining kitchen: 7' 10" x 18' 0" (2.39m x 5.48m) Fitted kitchen comprising stainless steel sink unit, base and wall units, personal door giving access to the converted utility room, under stairs storage cupboard, two uPVC double glazed windows, wall mounted radiator.

Utility: 18' 3" x 9' 1" (5.56m x 2.77m) Converted garage comprising wall mounted gas combination boiler, fitted sink unit, base and wall units, timber door to the rear, 2 uPVC double glazed windows, uPVC door to the front.

Cloaks w.c: 5' 0" x 2' 6" (1.52m x 0.76m) WC, frosted uPVC double glazed window.

Landing: Loft access point.

Bedroom 1: 18' 3" x 9' 1" (5.56m x 2.77m) Two uPVC double glazed windows, plumbing for a corner shower cubicle which is currently not working.

Bedroom 2: 11' 1" x 10' 10" (3.38m x 3.30m) uPVC double glazed window, wall mounted radiator.

Bedroom 3: 9' 10" x 10' 10" (2.99m x 3.30m) Built in wardrobe, uPVC double glazed window, wall mounted radiator.

Bedroom 4: 6' 11" x 7' 1" (2.11m x 2.16m) Built in wardrobe, uPVC double glazed window, wall mounted radiator.

Bathroom: 6' 11" x 7' 1" (2.11m x 2.16m) Built in airing cupboard, three piece suite comprising WC, wash basin on a vanity unit, bath, full wall tiling, frosted uPVC double glazed window, wall mounted radiator.

Outside: To the outside is driveway parking and there is an enclosed garden to the rear.

Plot size: Cardwells Estate Agents Bolton research shows the plot size is approximately 85m².

Tenure: Cardwells Estate Agents Bolton research shows the property is of a freehold tenure.

Council tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band C with Bolton Council at an approximate cost of around £2,126.00 per annum.

Flood risk information: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Thinking of selling or letting: 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. 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 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