















Independent Estate Agents Cardwells Est. 1982

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REECETON GARDENS, HEATON, BL1 5BG



- Impressive 3 storey townhouse
- No upward chain involved
- Sought after location
- Close to Bolton school & Retreat
- 4 bed house, bath & 2 en suite shower rms
- Mature communal gardens
- 2 allocated parking spaces
- Viewing recommended







Offers Over £250,000

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E: bolton@cardwells.co.uk

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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.

Offered for sale with ‘no upward chain involved’ This spacious three storey townhouse is situated in a small popular development just off Chorley New Road. The property is close to Bolton school and Retreat Restaurant. The versatile accommodation is over three floors, with four bedrooms and two en suites. Outside there are mature communal gardens and two allocated parking spaces. The accommodation briefly comprises entrance hall, guest WC, open plan lounge/kitchen. On the first floor there are two bedrooms and a bathroom. On the second floor there are two bedrooms both with en suite shower rooms. The property also benefits from double glazing and gas central heating. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite front door leading to:

Entrance Hall: Leaded light double glazed window to the front aspect, radiator.

Guest wc: Close coupled WC, wash hand basin, tiled floor, part tiling to the walls, radiator, extractor fan.

Open plan kitchen living room:

Kitchen Area: 14' 3" x 9' 0" (4.34m x 2.74m) UPVC leaded light double glazed window to the front aspect, fitted wall and base units with complementary work surfaces and tiled splashback, stainless steel sink unit with mixer tap, built-in oven and grill, inset four ring gas burner hob, stainless steel extractor canopy above, tiled floor, space for a dishwasher, washing machine and a fridge freezer, tiled floor, radiator.

Lounge Area: 11' 11" x 16' 10" (3.64m x 5.14m) UPVC double glazed French doors and a matching window to the rear garden aspect, radiator.

Landing: From the entrance hall, there is a spindled staircase leading to the first floor landing, radiator, doors lead to:

Bedroom/ lounge: 11' 1" x 16' 10" (3.37m x 5.12m) 2 UPVC leaded light double glazed windows to the rear garden aspect, two radiators.

Bedroom: 9' 6" x 8' 11" (2.89m x 2.73m) UPVC leaded light double glazed Oriole style window to the front aspect, radiator below.

Bathroom: White suite comprising, enclosed bath with a shower above, close coupled WC, wash hand basin, tiled floor, part tiling to the walls, heated towel rail, extractor fan.

Second Floor: From the first floor landing the staircase continues to the second floor. Built in airing cupboard, access to the loft, doors lead to:

Master Bedroom: 13' 0" x 12' 6" (3.95m x 3.80m) UPVC leaded light double glazed window, radiator below, wardrobes.

En-suite shower: UPVC frosted double glazed window to the rear aspect, shower, close coupled WC, wash hand basin, tiled floor, part tiling to the walls, heated towel rail, extractor fan.

Bedroom Two: 9' 6" x 8' 11" (2.89m x 2.73m) Leaded light double glazed window to the front aspect, radiator below.

En-suite shower room: UPVC frosted double glazed window to the rear aspect, shower cubicle, wash hand basin, close coupled WC, tiled floor, part tiling to the walls, radiator, extractor fan.

Outside: There is an allocated parking space to the front with open plan communal gardens. To the rear there is a paved patio with open communal gardens which are laid to lawn, with mature trees and plants. There is a car park with an allocated parking space marked number 11.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 January 2005

Council Tax: Cardwells estate agents Bolton research shows the property is band E annual charges of £2,625.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a medium risk area.

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

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

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

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