













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Independent Estate Agents Cardwells Est. 1982

Independent Estate Agents Cardwells Est. 1982 ™

www.cardwells.co.uk

CAMBOURNE DRIVE, WIGAN, WN2 4TU



- Well presented semi detached home
- Three spacious bedrooms
- Open plan lounge/dining room
- Conservatory overlooking the garden
- Driveway parking for two cars
- Garage/utility area
- Fitted kitchen with integrated appliances
- Excellent commuter links







Offers in the Region Of £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 Agents are delighted to bring to market this well-presented semi-detached family home, situated within the highly sought-after residential area of Hindley Green. Perfectly suited to growing families, the property offers well-proportioned accommodation throughout, attractive outdoor space, and excellent commuter connections. Upon entering the property, a welcoming porch provides access to the main living accommodation and the integral garage. The heart of the home is the spacious open-plan lounge and dining room, offering a bright and airy living environment, ideal for both everyday family life and entertaining. Patio doors open into a delightful conservatory, which enjoys attractive views over the beautifully landscaped rear garden and provides an excellent additional reception space. The well-appointed kitchen is fitted with a range of units and benefits from an impressive selection of integrated appliances, including a gas hob, electric oven, wine cooler, fridge, freezer and dishwasher, creating a practical and stylish cooking environment. To the first floor, the property offers three generously sized bedrooms, all presented to a high standard, together with a modern three-piece family bathroom. Further benefits include an integral garage, conveniently accessed from the porch, incorporating a useful utility area which provides valuable additional storage and laundry facilities. Externally, the property continues to impress. To the front, a driveway provides off road parking for at least two vehicles. To the rear, the landscaped garden has been thoughtfully designed to create a wonderful outdoor retreat. A paved patio offers the perfect setting for summer entertaining, whilst the well maintained lawn provides excellent space for children and pets to play. Attractive borders add colour and interest throughout the seasons, enhancing the overall appeal of this delightful garden. The location is ideal for commuters and families alike. The property is conveniently positioned for both Hindley and Daisy Hill railway stations, providing regular services to Manchester, Wigan and beyond. Excellent road links are available via the nearby A58, M61 and M6 motorway networks, offering straightforward access across the North West. A range of local amenities, shops, supermarkets, restaurants and leisure facilities can be found within Hindley Green, Hindley, Atherton and Wigan town centre. The property is also well served by a selection of highly regarded primary and secondary schools, making it an excellent choice family buyers. 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:

Sitting/dining room: 23' 2" x 11' 5" (7.07m x 3.47m) Ceiling light points, coving to the ceiling, dado rail, radiators, living flame gas fire and surround, double glazed window to the front, double glazed sliding patio doors leading to the conservatory.

Kitchen: 9' 10" x 7' 9" (2.99m x 2.36m) Ceiling light points, double glazed window overlooking the rear garden, door to the rear, radiator, coving to the ceiling, range of fitted wall and base units with integrated one and a half bowl sink with mixer tap and drainer, extractor fan, gas hob, electric oven, integrated fridge, freezer, wine cooler and dishwasher, tiled floor.

Conservatory: 10' 10" x 9' 7" (3.30m x 2.93m) Ceiling light point, double glazed windows, double glazed French doors to the side leading to the patio.

Garage/Utility Area: Integral garage, conveniently accessed from the porch, incorporating a useful utility area which provides valuable additional storage and laundry facilities.

Landing: Ceiling light point, loft access with pull down ladder and part boarded, double glazed window to the side.

Bedroom 1: 11' 11" x 10' 7" (3.63m x 3.23m) Ceiling light point, coving to the ceiling, double glazed window to the front, radiator, fitted wardrobes with dressing unit.

Bedroom 2: 11' 1" x 10' 7" (3.39m x 3.23m) Ceiling light point, double glazed window overlooking the garden to the rear, radiator.

Bedroom 3: 8' 10" x 8' 4" (2.68m x 2.54m) Ceiling light point, double glazed window to the front, radiator, coving to the ceiling.

Bathroom: 8' 4" x 8' 0" (2.53m x 2.45m) Downlights, double glazed window to the side, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap and shower above, tiled floor and walls, wall mounted vertical ladder radiator, storage cupboard.

Externally: To the front of the property there is driveway parking for two cars which leads to the integral garage. The rear garden has been landscaped and is beautifully presented with a good sized patio area and well manicured lawned garden with borders.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Approx Floor Area: The overall approximate floor area is around 73 square metres.

Tenure: Cardwells Estate Agents Bolton research shows the property has two titles one Leasehold and one Freehold. The property is being sold along with the Freehold title.

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1674

Flood Risk: 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.

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

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













Independent Estate Agents Cardwells Est. 1982