



TEXTILE WAY, COTTON MEADOWS, BL1 8GE



- Modern 3 bedroom house
- Popular & convenient location
- No upward chain involved
- Ideal 1st time purchase
- Walking distance to train station
- Easy reach of Manchester
- Good local schools & amenities
- Viewing highly recommended



**£219,950**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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For sale with 'no upward chain' involved, this lovely three bedroom mews property. This modern development, is perfect for commuters, situated just off Crompton Way and within walking distance of Hall i'th Wood railway station. There are good local high schools including, Canon Slade, Thornleigh and several primary schools within close proximity. The property would make an ideal first time purchase, or perhaps someone wishing to downsize. The accommodation briefly comprises entrance hall, guest WC, kitchen and a lounge/dining room. Upstairs there are three bedrooms and a bathroom. Outside, there are gardens to the front and rear, along with a tarmac driveway. The property also benefits from UPVC 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

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

**Entrance Hallway:** UPVC double glazed front door leading to the entrance hall with staircase to the landing and a radiator.

**Guest wc:** UPVC frosted double glazed window to the front aspect, close coupled WC, wash hand basin, tiled splashback, radiator, extractor fan.

**Kitchen:** 11' 0" x 7' 4" (3.35m x 2.23m) UPVC double glazed window to the front aspect, range of modern fitted wall and base units with complementary work top surfaces and splashbacks, built in oven, four ring gas burner hob, stainless steel extractor canopy above, integrated fridge freezer, integrated dishwasher and a washing machine, radiator, inset spotlights to the ceiling, extractor fan.

**Lounge Diner:** 14' 4" x 14' 4" (4.37m x 4.37m) UPVC double glazed French doors to the garden aspect, feature electric fire with a wooden mantle surround, radiator, storage cupboard.

**First Floor Landing:** Access to the loft, doors lead to:

**Bedroom One:** 13' 7" x 7' 10" (4.14m x 2.39m) UPVC double glazed window to the rear aspect, radiator below.

**Bedroom Two:** 11' 10" x 8' 0" (3.60m x 2.44m) UPVC double glazed window to the front aspect, radiator below.

**Bedroom Three:** 9' 0" x 6' 2" (2.74m x 1.88m) UPVC double glazed window to the rear aspect, radiator below.

**Bathroom:** 6' 3" x 6' 2" (1.90m x 1.88m) UPVC frosted double glazed window to the front aspect, modern white suite comprising, enclosed bath, with mixer tap and a shower above, close coupled WC, wash hand basin, tiled splashbacks, radiator, extractor fan.

**Outside:** There is an open plan garden, which is mostly laid to lawn with plant displays. There is a tarmac driveway providing off-street parking.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is a Leasehold and Freehold. The vendor owns the Freehold and will be sold as a Freehold property.

**Council Tax:** Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**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](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. 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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