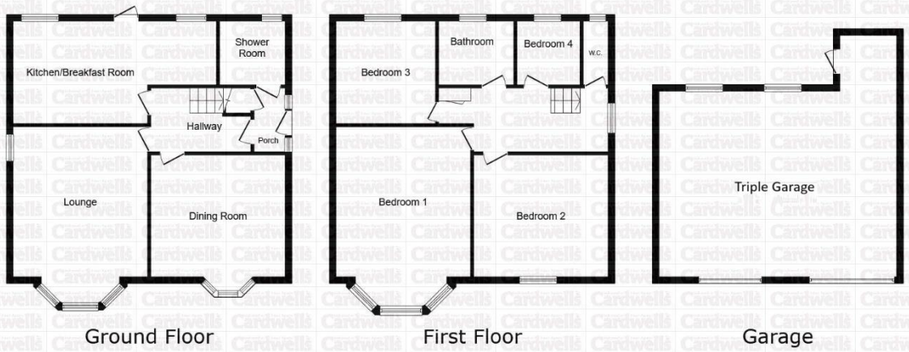

Total floor area: 195.1 sq.m. (2,100 sq.ft.)

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

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BROAD O TH LANE – ASTLEY BRIDGE
OFFERS OVER £410,000

Occupying an elevated position set back from Broad O Th Lane, this impressive four-bedroom detached family home, believed to have been constructed circa 1926, offers substantial and versatile accommodation whilst retaining a wealth of original character features. Set within generous mature gardens and benefiting from extensive parking and a detached triple garage, this is a rare opportunity to acquire a spacious family home in a highly regarded residential location. The accommodation briefly comprises a porch leading into a welcoming entrance hallway, a three-piece shower room, a generous lounge and a large dining room, both providing excellent reception space for family living and entertaining. The kitchen/breakfast room provides ample space for informal dining and day-to-day family life. To the first floor are four well-proportioned bedrooms, three of which are particularly spacious double rooms, together with a family bathroom and separate WC. Externally, the property enjoys an enviable plot, being set back from the road behind a lawned front garden, complemented by mature planted borders. To the rear is a paved patio area leading onto a substantial lawned garden with mature trees and well-stocked borders, creating a private and attractive outdoor setting ideal for families and outdoor entertaining. Access is provided to a detached triple garage situated at the rear, together with a driveway offering off-road parking for approximately six vehicles. The property further benefits from solar panels, gas central heating and double glazing, whilst many original features have been retained, enhancing the properties period charm and character. Broad O Th Lane is a sought after residential location, conveniently placed for a wide range of local amenities including shops, supermarkets, cafés and leisure facilities. The property lies within easy reach of a number of well regarded primary and secondary schools, making it particularly appealing to families. For those who enjoy outdoor recreation, several local parks and open green spaces are nearby, together with a variety of sports and leisure clubs, catering for football, cricket, tennis, golf and fitness activities. Excellent commuter links are available via nearby main roads, providing convenient access to Bolton town centre, the A58, A666 and the M61 motorway network, making travel throughout Greater Manchester and beyond straightforward. Offering an exceptional combination of character, space and potential, this handsome detached residence presents an outstanding opportunity to acquire a substantial family home in one of Bolton's most established and desirable residential locations. Early viewing is highly recommended to fully appreciate the size, character and setting of the accommodation 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. A walk through viewing video is available to watch in the first instance.

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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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch:
Wooden flooring, feature part tiled walls, under stairs storage.

Shower Room: 6' 9'' x 6' 4'' (2.07m x 1.94m)
Downlights, double glazed window to the side, wall mounted vertical ladder radiator, three-piece suite incorporating a wc, vanity unit with inset sink, walk in shower cubicle, tiled splashback to the walls.

Hallway:
Ceiling light point, radiator, wooden flooring, stairs leading to the first floor.

Lounge: 15' 10'' x 13' 11'' (4.83m x 4.24m)
Ceiling light point with rose, coving to the ceiling double glazed bay window to the front, double glazed window to the side, wall lamps, wooden flooring, multi fuel wood burning stove, radiator.

Dining Room: 14' 1'' x 13' 11'' (4.28m x 4.24m)
Ceiling light point, wall lamps, coving to the ceiling, double glazed bay window to the front, radiator, wood burning stove ing fire and feature surround.

Kitchen/breakfast room: 21' 4'' x 10' 10'' (6.50m x 3.30m)
Ceiling light point, double glazed windows to the rear overlooking the garden, door to the rear, radiator, range of fitted wall and base units with integrated one and a half bowl stainless steel sink with mixer tap and drainer, integrated, dishwasher, fridge, dual fuel range cooker and washing machine, extractor fan, wooden flooring.

Plot Size:
Cardwells Estate Agents Bolton research shows the plot size is approximately 0.20 acres.

Tenure:
Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years (less 3 days) from 29 September 1861

Council Tax:
Cardwells estate agents Bolton research shows the property is band E annual charges of £2933

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. 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 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

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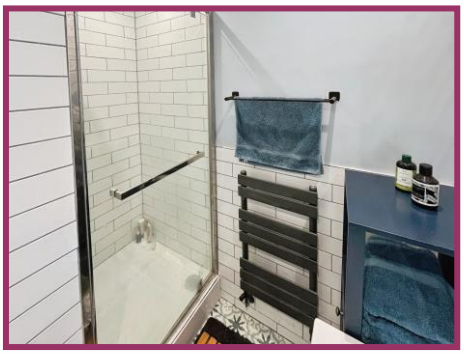
Landing:
Ceiling light point, coving to the ceiling, radiator, large picture window to the side

Bedroom 1: 15' 9'' x 13' 9'' (4.80m x 4.20m)
Ceiling light point, double glazed bay window to the front, radiator, laminate effect flooring.

Bedroom 2: 14' 1'' x 13' 11'' (4.30m x 4.24m)
Ceiling light point, coving to the ceiling, double glazed window to the front, radiator.

Bedroom 3: 10' 9'' x 10' 5'' (3.28m x 3.18m)
Ceiling light point, double glazed window overlooking the rear garden, radiator.

Bedroom 4: 7' 0'' x 6' 10'' (2.13m x 2.08m)
Ceiling light point, double glazed window overlooking the rear garden, radiator.



Bathroom: 6' 8'' x 6' 8'' (2.04m x 2.04m)
Downlights, double glazed window to the rear, radiator, wooden flooring, vanity unit with inset sink, bath with electric shower above.

Wc: 6' 9'' x 2' 9'' (2.06m x 0.83m)
Ceiling light point, wc, double glazed window to the side, wooden flooring, tiled splashback to the walls.

Triple garage: 25' 1'' x 19' 5'' (7.64m x 5.92m)
One electric double up and over door and one single manual up and over door.

Externally: The property enjoys an enviable plot, being set back from the road behind a lawned front garden complemented by mature, planted borders. To the rear is a paved patio area leading onto a substantial lawned garden with mature trees and well-stocked borders, creating a private and attractive outdoor setting ideal for families and outdoor entertaining. Access is provided to a detached triple garage situated at the rear, together with a driveway offering off-road parking for approximately six vehicles.