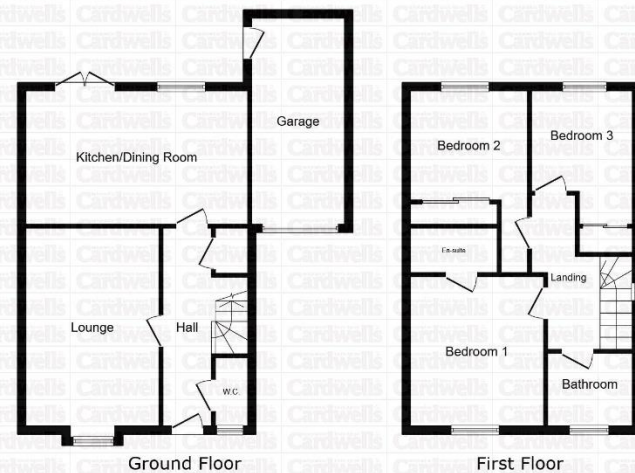




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



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WEAVE GROVE, BOLTON, BL1 8FY



- Modern detached home
- Three fitted bedrooms
- En suite and family bathroom
- Lounge with bay window
- Open plan fitted dining kitchen
- Driveway parking and garage
- Good size rear garden
- Popular location



Offers Over £280,000

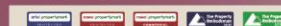
BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

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 T: 0161 761 1215
 E: bury@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.



This modern detached three bedroom property is located on the highly sought after development just off Crompton Way and has wide ranging transport links, facilities and amenities to hand. The accommodation currently comprises entrance hallway with storage, lounge, open plan dining/kitchen, guest WC, three fitted bedrooms, master with ensuite. And three-piece family bathroom. Externally the property enjoys off-road parking for up to 2 vehicles to the side leading onto the attached garage with power lighting and up and over door whilst the rear has a good sized low maintenance garden area. Early viewing is advised which can be arranged by calling our Cardwells Estate Agents Bolton office on (01204) 381281, emailing bolton@cardwells.co.uk or online at cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: Double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Laminate floor.

Lounge: 16' 1" x 10' 10" (4.9m x 3.3m) Double glazed box bay window to the front elevation. Radiator.

Open plan fitted dining kitchen: 18' 1" x 10' 10" (5.5m x 3.3m) The kitchen area has a range of base units with contrasting work surfaces and matching wall cabinets. Inset 1 1/2 bowl sink and drainer. Four burner gas hob with electric double oven. Space for fridge freezer. Plumbed for washing machine. Tiled floor. Central heating boiler. Radiator. Opens onto the dining area area with double glazed French doors to the rear elevation. Tiled floor to match. Radiator.

Guest W.C 5' 3" x 3' 3" (1.6m x 1.0m) Two piece suite comprising wash handbasin and dual flush WC. Radiator. Double glazed window to the front elevation.

First floor landing: Stairs lead off the hall to the first floor landing.

Bedroom 1: 12' 2" x 10' 10" (3.7m x 3.3m) Double glazed window to the front elevation. Fitted wardrobes. Radiator.

En suite: 6' 7" x 4' 11" (2m x 1.5m) Double glazed window to the side elevation. Three-piece suite comprising shower cubicle, dual flush WC and pedestal wash hand basin. Part tiled elevations.

Bedroom 2: 11' 6" x 8' 10" (3.5m x 2.7m) Fitted wardrobes. Double glazed window to the rear elevation.

Bedroom 3: 11' 2" x 8' 6" (3.4m x 2.6m) Double glazed window to the rear elevation. Fitted wardrobes.

Bathroom: 4' 11" x 6' 7" (1.5m x 2m) Double glazed window to the front elevation. Three piece suite comprising bath with shower and screen over, dual flush WC and pedestal wash hand basin. Part tiled elevations. Tiled floor. Chrome heated towel rail.

Outside: The property has a garden area to the front with driveway parking to the side leading down to the attached garage. The rear enjoys a good sized low maintenance garden

Viewings: For all viewings please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band D £2267 per annum

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area,

Thinking of selling or letting in Bolton: 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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

