

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 leasehold, 999 years from 1 May 1969

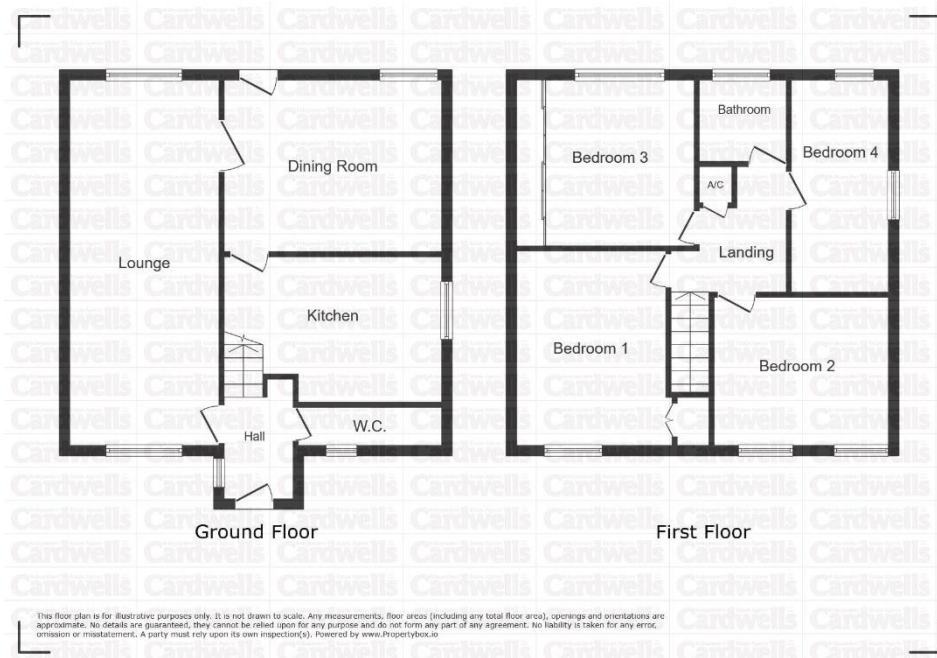
Council tax:
Cardwells estate agents Bolton research indicates the property is band D approximately £2400 per annum

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.

Plot size:
Cardwells estate agents Bolton research indicates the property is 0.10 acre

Total area:
Cardwells estate agents Bolton research indicates the property is approximately 1253 sq ft.



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



NEW COURT DRIVE – EGERTON – OFFERS IN EXCESS OF £399,995

A fantastic opportunity to purchase this lovely four bedroom detached house, which situated on a generous sized corner plot. The property has been extended, creating spacious family accommodation. The area is well served with excellent local amenities, including shops, restaurants, pubs, park, Egerton, Walmsley and Eagley junior schools. There are scenic walks on the doorstep, onto the west Pennine Moors. The Last drop village and Bromley Cross village is also close by. The property enjoys open views of Winter Hill and the surrounding west Pennine moors. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

The spacious accommodation briefly comprises; Entrance Hall, guest WC, lounge, separate dining room and a kitchen breakfast room. Upstairs there are four good sized bedrooms and a family bathroom with a white suite. Outside, there are gardens to 3 sides of the property, along with a gated driveway and a single detached garage.

The property also benefits from uPVC double glazing and gas central heating.



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



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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Entrance hall:

uPVC double glazed window front aspect, radiator, cloaks area.

Guest w.c:

uPVC frosted double glazed window front aspect, close coupled WC, wash basin with tiled splashbacks.



Lounge: 23' 8" x 11' 8" (7.21m x 3.55m)

2 uPVC double glazed windows front and rear aspect, two radiators, feature marble Fireplace incorporating a living flame gas fire with a wooden mantle surround, dado rail, twin opening doors lead to



Dining room: 11' 5" x 13' 5" (3.48m x 4.09m)

uPVC double glazed door and window rear garden aspect, radiator, coving to the ceiling.



Kitchen breakfast room: 13' 4" x 12' 5" (4.06m x 3.78m)

uPVC double glazed window side aspect, range of modern fitted wall and base units with solid wood surfaces and breakfast bar, built in oven, microwave and grill, sink unit with mixer tap, four ring gas burner hob, extractor hood above, integrated dishwasher, integrated washing machine and integrated freezer, Smeg fridge freezer, chrome plated towel rail, recess display lighting beneath the wall units.



From the lounge there is a spindled staircase leading to

Landing:

Fitted airing cupboard, access to the loft



Bedroom 1: 10' 6" x 10' 0" (3.20m x 3.05m)

uPVC double glazed window rear aspect, radiator below, fitted wardrobes and matching drawers.



Bedroom 2: 13' 5" x 10' 1" (4.09m x 3.07m)

2 uPVC double glazed windows front aspect, radiator below.



Bedroom 3: 13' 3" x 10' 0" (4.04m x 3.05m)

uPVC double glazed window front aspect, radiator below.



Bedroom 4: 13' 1" x 6' 0" (3.98m x 1.83m)
2 uPVC double glazed windows side aspect, radiator below.



Bathroom: 7' 7" x 5' 6" (2.31m x 1.68m)
uPVC frosted double glazed window rear aspect, modern white suite comprising, enclosed bath with a shower above, wash basin with mixer tap inset to a vanity unit, close coupled WC, tiling to the walls, radiator.



Outside:

To the front there is an open plan garden, with rockery and plant displays. The garden continues along the side, which is mostly laid to lawn. A gated driveway provides ample off-street parking, where you will also find a detached single garage. To the rear there is a generous sized tiered garden, with a paved patio directly behind the rear elevation. Gates give access to both sides. Steps lead down to a laid to lawn garden and a storage area housing a wooden shed. To the bottom of the garden there is a paved driveway and a detached single garage

