



CORRIE DRIVE, KEARSLEY, BL4 8RG



- Detached true bungalow
- Superb presentation
- Lounge with French doors
- Fitted kitchen
- Three-piece bathroom
- Fitted main bedroom
- Second reception room
- Attic space



£260,000

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



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This lovely detached true bungalow is very well presented and the care, love and attention the current owner has lavished on the property is evident throughout. The accommodation briefly comprises 'L' shaped hallway, lounge, fitted kitchen with rear porch, main bedroom with built in wardrobes, dining room which was formally the second bedroom and has space saver steps leading up to an attic area with skylight window. The property has driveway parking to the front and lovely neat landscaped gardens to the rear which also has a detached garage with roller shutter door. Offered with no onward chain delay, early viewing of this lovely home is advised and can be arranged by calling our Cardwells Estate Agents Bolton office on (01204) 381281, online at cardwells.co.uk or by emailing bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: 8' 6" x 9' 10" (2.6m x 3m) Double glazed door to the side elevation leading into the 'L' shaped hall. Radiator.

Lounge: 14' 9" x 10' 10" (4.5m x 3.3m) Double glazed windows and French doors to the rear elevation. Radiator.

Kitchen: 8' 2" x 8' 6" (2.5m x 2.6m) Double glazed window and door to the rear elevation. Range of base units with contrasting work surfaces and matching wall cabinets. Inset sink and drainer. Electric hob and oven. Integrated fridge and freezer. Plumbed for washing machine.

Rear Porch: 3' 7" x 2' 7" (1.1m x 0.8m) Double glazed window to the side elevation. Double glazed door to the rear.

Dining Room: 8' 6" x 7' 10" (2.6m x 2.4m) Formerly the second bedroom. Double glazed window to the front elevation. Space saver stairs leading to the attic. Radiator.

Bedroom One: 11' 10" x 10' 10" (3.6m x 3.3m) Double glazed bay window to the front elevation. Built in wardrobes. Radiator.

Bathroom: 5' 7" x 5' 3" (1.7m x 1.6m) Double glazed window to the side elevation. Three piece suite comprising corner bath, pedestal wash hand basin and close coupled WC.

Attic space: 16' 5" x 9' 6" (5.0m x 2.9m) Space saver steps lead off the dining room into the attic. Double glazed skylight window. Laminate floor. Eaves storage.

Outside: The property has driveway parking to the front and lovely neat landscaped gardens to the rear which also has a detached garage with roller shutter door.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold. 999 years from 25 December 1946

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual cost of £2133

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

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