



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(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			

Approximate plot size

The property is set in a plot which extends to a round 0.21 Acres of an acre. With a Floor Area of 1,980 ft² / 184 m²

Council Tax Rating

The property is situated in the Borough of Worsley and is therefore liable for Salford Council Tax. The property is G rated which is at an approximate annual cost of £4,087 (at the time of writing).

Chain Details

We are advised that the property will be sold with vacant possession, and no further upward chain delay.

Tenure

Cardwells Estate Agents Bolton pre marketing research shows that the property is Freehold.

Disclaimer

This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party.

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CROSSFIELD DRIVE – WORSLEY –£1,350,000

A unique opportunity to acquire a most impressive detached property that has been the subject of a complete remodel and extension that now provides superb, generously proportioned living space presented to a show home and ready to move in condition, with no onward chain. Set in a large, private plot with extensive garage and parking facilities, the property enjoys wonderful open views to the rear and is located in one of the most sought after residential areas of Worsley. Brief scope of works completed; re design and extension, new roof, electrical rewire and alarm system, new plumbing, 4 bathrooms and tiling, new fitted kitchen, appliances, new windows, shutters, lights, internal doors, architraves/skirting boards, flooring and carpets. New gas central heating, walls and ceilings, entrance doors, bi fold doors. External landscaping, fencing, pathways, decorative planters, block paving, decking areas and parking created with two driveways, with electric sliding gate to the main driveway, manual double gates to second driveway, personal gate to the house. The property comprises ground floor paved entrance and gate to an integral porch, hallway with staircase off to the lower ground floor. Fabulous kitchen/diner/family room with brand new fixture and fittings with appliances and gorgeous white marble work tops. Utility room, bedrooms 2 and 3, with an en-suite to bedroom 3, family bathroom, lounge with study room off, the lounge opens to a private hallway, which also has access to the integral garage, the master bedroom suite and staircase down to the lower ground floor having a luxurious shower room and dressing room with bi-folding doors out to the rear gardens. The lower ground floor also houses bedroom 4, bathroom, gym room with two storage areas off. Externally there is an electric sliding gate entrance to the main parking area and garage being 5.40 x 4.06. A second driveway is accessed via double manual gates and a personal gate leads to the entrance. There are landscaped gardens to the front and rear with extensive block and decked patio areas enjoying open views to the rear. Please note to the side, beyond the boundary fence is a gated access in to the field beyond. The left hand half of the full side width and up to the rear garden boundary is owned by the property and is included in the sale. Please see the attached site plan. Our client would consider a part exchange for a property of a lower value, to help facilitate a smooth sale. So this may offer an easy route to a house move up the property ladder. Viewing is essential to appreciate all that is on offer, and this can be arranged by calling Cardwells Estate Agents on 01617943434, emailing: mail@cardwells.co.uk or visiting www.cardwells.co.uk

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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch

Composite front door, with double glazed window panels aside, aluminium framed glazed door, with matching windows.



Reception Hall 21' 7" x 8' 2" (6.57m x 2.49m)

Radiator, part wooden panelling to the walls, UPVC double glazed window incorporating a plantation shutter, front aspect, inset spotlights, access to the loft, doors lead to,

Lounge 17' 9" x 13' 9" (5.41m x 4.19m)

2 UPVC double glazed windows, front and rear aspect, the front window has plantation shutters, feature fireplace and media wall, incorporating an electric fire, two radiators, double doors lead to,



Office/Study 10' 10" x 9' 0" (3.30m x 2.74m)

UPVC double glazed window rear aspect, fitted bookshelf and storage cupboards, radiator, inset spotlights to the ceiling.



Open plan kitchen family room 21' 3" x 16' 6" (6.47m x 5.03m)

UPVC double glazed bi folding doors and window, rear aspect, contemporary fitted wall base units with quartz work surfaces, and breakfast bar incorporated into an central island, sink unit with mixer tap, three integrated Neff ovens, Neff induction hob incorporating extractor fan, Neff dishwasher, integrated fridge, and freezer, two vertical radiators, inset spotlights



Bathroom 8' 11" x 6' 1" (2.72m x 1.85m)

UPVC double glazed window, rear aspect, tiling to the floor and walls, enclosed bath with mixer tap, wash basin with mixer tap inset to a vanity unit, close coupled WC, heated towel rail/radiator, inset spotlights, extractor fan.

Externally

Electronically operated gates open to a substantial block paved driveway, with a laid to lawn grass area and raised beds aside. The driveway leads to the garage, with an electronically operated up and over door. To the left hand side of the driveway there is a gate giving access to a block paved pathway, with a delightful garden area and a further block paved driveway and steps lead up to the front door. A pathway leads along the side elevation, to a substantial landscaped garden, which is in two main parts. A wooden decked patio area leads directly off the kitchen family room and steps down onto a laid to lawn garden, with raised sleeper beds. The remainder of the garden is mostly blocked paved. Please see attached the site plan in relation to the side gate for access to rear field beyond.





Family Area 21' 4" x 8' 11" (6.50m x 2.72m)
Radiator, inset spotlights to the ceiling.



Utility Room 7' 11" x 6' 9" (2.41m x 2.06m)
UPVC double glazed window, rear aspect, fitted wall and base units, quartz work surface, sink unit, space for a washing machine and a tumble dryer, inset spotlights to the ceiling.



Bedroom Three 17' 3" x 9' 11" (5.25m x 3.02m)
UPVC double glazed window, front aspect, incorporating plantation shutters, radiator, inset spotlights to the ceiling.



En-Suite 9' 8" x 3' 7" (2.94m x 1.09m)
Shower cubicle, wash basin inset to a vanity unit and close coupled WC, tiling to the floor and walls, heated towel rail/radiator, inset spotlights, extractor fan to the ceiling.

Bedroom Two
UPVC double glazed window front aspect, incorporating plantation shutters, radiator below.



Family Shower Room 9' 0" x 5' 9" (2.74m x 1.75m)

UPVC double glazed window, rear aspect, double width shower cubicle, wash basin with mixer tap, inset to a vanity unit, close coupled WC, heated towel rail/radiator, inset spotlights to the ceiling, extractor fan.

Landing

UPVC double glazed window front aspect, incorporating plantation shutters, staircase leading down to the lower level. From the living room, there is a doorway leading to a landing and the master suite.

Master Bedroom 14' 8" x 12' 1" (4.47m x 3.68m)

UPVC double glazed window rear aspect, radiator below, access to the loft



Lower Level

Double glazed window incorporating plantation shutters front aspect, integral door to the garage, radiator, inset spotlights to the ceiling

Dressing Room 20' 9" x 12' 0" (6.32m x 3.65m)

UPVC double glazed bi folding doors, rear aspect, 2 UPVC double glazed windows, front and side aspects, the front window incorporating plantation shutters, radiator.

Shower Room 7' 3" x 5' 10" (2.21m x 1.78m)

Shower cubicle, tiled floor and tiling to the walls, wash basin with mixer tap inset to a vanity unit, close coupled WC, heated towel rail/radiator, extractor fan, inset spotlights to the ceiling.

Bedroom Four 10' 7" x 8' 11" (3.22m x 2.72m)

UPVC double glazed window rear aspect, radiator below.

Gym Room 17' 2" x 10' 4" (5.23m x 3.15m)

Radiator, inset spotlights to the ceiling, 2 storage spaces.

