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RAWLYN ROAD, DOFFCOCKER, BOLTON, BL1 5RQ



- Sizeable detached family home
- Large private rear garden
- Two superb reception rooms
- Aga in the kitchen, utility / 2nd kitchen
- Storage room and ground flr WC
- 3 double beds, bathrm & sep WC
- Garage and gated driveway parking
- Potential to update to own taste



£370,000

BOLTON

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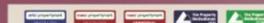
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Incorporating: Wright Dickson & Catlow, WDC Estates



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A detached family home set in a generous plot, which extends to around 0.12 of an acre with living accommodation around 1550 ft.2;. Positioned in an ever popular residential location there are superb amenities close by including: popular schools such as (Markland Hill, Church Road, Saint Thomas of Canterbury etc), restaurants, shops, and beautiful local countryside. It is fair to point out that some buyers may choose to update some of the fixtures and fittings and this a superb opportunity to perhaps update and improve a family home to your own tastes and specifications. The accommodation on offer briefly comprises; porch, reception hallway, dining room, lounge, dining kitchen with Aga, rear vestibule, utility room / second kitchen, store room, ground floor guest WC, first floor landing, three double bedrooms, three piece bathroom suite with separate WC. There is a garage and gated driveway parking and a wonderful rear garden with sizable family friendly lawned garden area and patio space. There is a gas combination central heating boiler, majority UPVC double glazed windows, and a great deal to admire. In the first instance there is a walk-through viewing video available to watch, and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

- Porch** 8' 2" x 2' 11" (2.49m x 0.90m) Ceiling light point, double glazed windows to the front and the sides, tiled floor, door with original leaded window leading into the entrance hallway.
- Dining Room** 13' 8" x 12' 8" (4.17m x 3.85m) Ceiling light point, radiator, double glazed bay window with leaded lights to the front, dado rail, feature fireplace.
- Lounge** 14' 5" x 12' 11" (4.4m x 3.93m) Ceiling light point, radiators, picture rail, feature Ingelnook fireplace with two single glazed original leaded stained glass windows to the sides, double glazed bay window overlooking the rear garden.
- Kitchen** 16' 1" x 9' 2" (4.90m x 2.79m) Ceiling light points, double glazed window overlooking the garden to the rear, tiled floor with splashback to the walls, Aga, fitted wall and base units with complementary worktops incorporating one and a half bowl stainless steel sink with mixer tap and drainer, space for a dishwasher and a fridge freezer.
- Rear Porch** Ceiling light point, tiled flooring, double glaze window to the rear and side with double glaze UPVC door leading onto the rear patio.
- Utility Room** 11' 1" x 8' 0" (3.37m x 2.44m) Ceiling light points, double glazed window to the side, door to the side, storage cupboard with wall mounted boiler, range of fitted wall and base units with space for a washing machine, integrated electric hob and electric oven, tiled flooring with a door leading to a rear storage room which has a double glazed window and a door accessing the garden to the rear.
- Cloakroom W/C** 6' 2" x 3' 9" (1.89m x 1.15m) Ceiling light point, WC, pedestal sink, tiled floor and walls.
- Garage** 18' 8" x 8' 1" (5.68m x 2.46m) Ceiling light point, up and over electric door, electrical points, and a door to the side.
- Landing** Ceiling light points, double glazed window with leaded light to the front.
- Bedroom One** 13' 6" x 12' 9" (4.12m x 3.88m) Ceiling light point, radiator, fitted wardrobes, double glazed bay window overlooking the garden to the rear.
- Bedroom Two** 13' 9" x 12' 9" (4.19m x 3.88m) Ceiling light points, double glazed bay window to the front, radiator, fitted wardrobes.
- Bedroom Three** 10' 0" x 9' 5" (3.04m x 2.87m) Ceiling light point, radiator, double glazed window overlooking the garden.
- Bathroom** 7' 0" x 5' 10" (2.14m x 1.78m) Ceiling light point, double glazed window to the side, radiator, three-piece suite incorporating a bidet, pedestal sink, bath with mixer tap and shower above, tiled flooring and tiled walls.
- W/C** 5' 10" x 2' 2" (1.79m x 0.67m) Ceiling light point, double glazed window to the side, WC, loft access, tiled floor and walls.

Externally To the front of the property there is gated access to a flagged driveway which in turn gives access to the garage. Also to the front of the property there is a lawn garden with mature flower beds and borders surrounding. To the rear of the property, there is a flat patio area with steps leading down to a large, well maintained lawned garden with mature flowerbeds and border surrounding.

Approximate plot size The property is set in a plot which extends to a round 0.12 Acres of an acre.

Bolton Council Tax Rating The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is E rated which is at an approximate annual cost of £2,625 (at the time of writing).

Tenure Cardwells Estate Agents Bolton pre marketing research shows that the property is leasehold enjoying a term of 999 years from September 1938 meaning there are around 912 years remaining. We understand the ground rent is £10 per year

