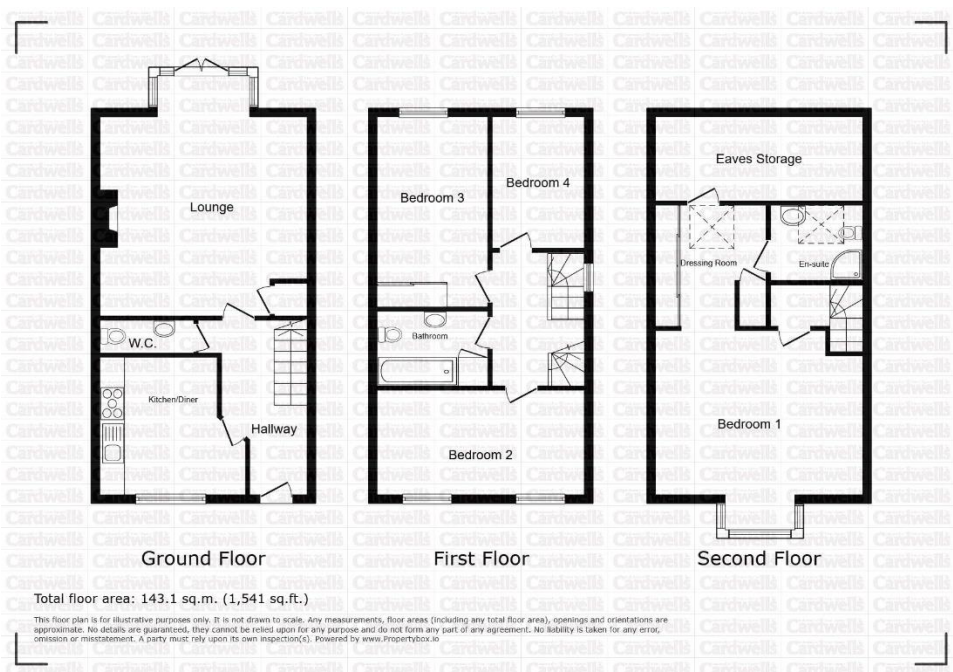
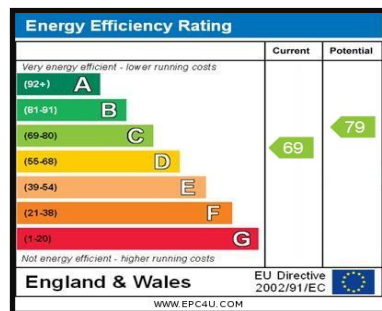




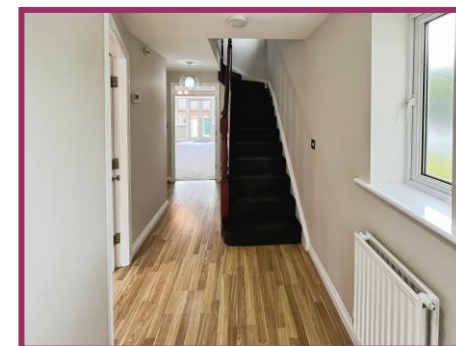
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HALLBRIDGE GARDENS, ASTLEY BRIDGE, BL1 8UT



- No onward chain
- Accommodation set over three floors
- Four good sized bedrooms
- Master suite, dressing room and en-suite
- Family bathroom and cloakroom/wc
- Allocated parking
- Spacious lounge
- Close to local amenities & commuter routes



£260,000

BOLTON

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BURY

14 Market St, Bury, BL9 0AJ

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within the highly sought after area of Astley Bridge, this beautifully presented four-bedroom family home offers spacious and versatile accommodation arranged over three floors and has been freshly decorated throughout, providing true "move-in ready" living. The property occupies a convenient position close to a wide range of local amenities, including shops, cafés and everyday conveniences, whilst larger supermarkets such as Asda, Aldi, Morrisons and Sainsbury are all within easy reach. The area is particularly popular with families due to its proximity to a number of well-regarded primary and secondary schools. Excellent transport links are also on hand, with easy access to the A666 and M61 motorway network for commuting towards Manchester, Preston and beyond, together with rail services available from both Bolton and Hall i th' Wood train stations. Internally, the accommodation is entered via a welcoming entrance hallway leading to a spacious kitchen/breakfast room, a convenient cloakroom/WC and a generous lounge overlooking the rear garden. The layout is ideally suited to modern family living, offering ample space for both relaxing and entertaining. To the first floor are three good-sized bedrooms together with a family bathroom. Occupying the entire second floor is an impressive master suite comprising a spacious double bedroom, separate dressing room and a private en-suite shower room, creating a wonderful retreat from the rest of the home. The property has been freshly decorated throughout and is presented in excellent condition, allowing a purchaser to move straight in and enjoy everything the home has to offer. Externally, there is driveway parking to the front, whilst to the rear is a private enclosed garden providing an excellent space for outdoor entertaining, family enjoyment and al fresco dining. This superb family home combines generous accommodation, excellent presentation and a highly convenient location making it an ideal purchase for growing families and professional couples alike. 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. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, radiator, double glazed window to the side, stairs leading to the first floor.

Kitchen: 11' 7" x 11' 0" (3.54m x 3.36m) Downlights, double glazed window to the front, radiator, range of fitted wall and base unit with integrated single bowl stainless steel sink with mixer tap and drainer, extractor fan, firing gas hob, double electric oven, fridge freezer, space for an under counter dishwasher and washing machine, tiled splashback to the walls, breakfast bar.

Cloakroom/wc: 5' 6" x 3' 4" (1.68m x 1.01m) Ceiling light point, extractor fan, radiator, WC, pedestal sink.

Lounge: 17' 0" x 16' 0" (5.19m x 4.87m) Ceiling light point, radiators, wall mounted electric fire, double glazed windows to rear with double glazed French doors overlooking the garden.

First floor landing: Ceiling light point, double glazed window to the side, stairs leading to the first floor.

Bedroom 2: 15' 11" x 8' 4" (4.86m x 2.53m) Ceiling light point, radiator, double glazed windows to the front.

Family Bathroom: 8' 11" x 5' 11" (2.71m x 1.80m) Downlights, extractor fan, three-piece suite incorporating a WC, sink, panelled bath with mixer tap, radiator, tiled splashback to the walls, storage cupboard.

Bedroom 3: 13' 10" x 8' 11" (4.21m x 2.71m) Ceiling light point, double glazed window to the rear, radiator, fitted storage cupboard.

Bedroom 4: 10' 6" x 6' 9" (3.19m x 2.05m) Ceiling light point, double glazed window to the rear, radiator.

Second Floor Landing: Ceiling light point, loft access, double glazed window to the side.

Master Bedroom: 15' 11" x 11' 7" (4.84m x 3.54m) Ceiling light point, double glazed window to the front, radiator.

Dressing Room: 9' 4" x 9' 2" (2.85m x 2.79m) Ceiling light point, storage cupboard, storage to the eaves, radiator, door leading to the en-suite.

En-suite: 6' 0" x 6' 5" (1.82m x 1.96m) Downlights, extractor fan, double glazed skylight to the rear, three-piece suite incorporating a WC, sink, walk-in shower cubicle, tiled splashback to the walls, radiator.

Externally: To the front of the property there is allocated parking with a private lawned garden to the rear which also gives access via a gate to allocated parking under a carport.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 4 May 2004

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Approx Floor Area: The overall approximate floor area is around 126 square metres.

Council Tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2400

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. A walk through viewing video is available to watch in the first instance.

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

