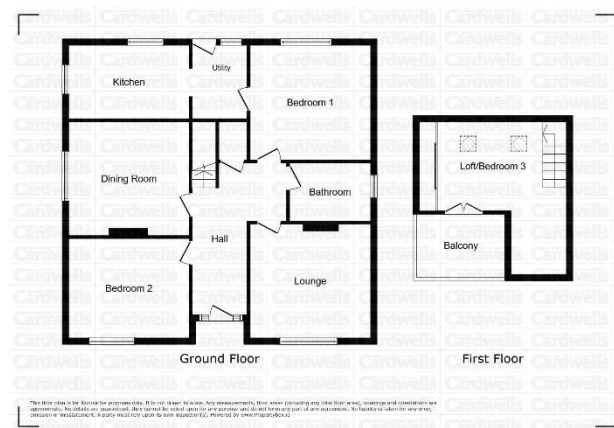




Independent Estate Agents
Cardwells
Est. 1982

Independent Estate Agents
Cardwells
www.cardwells.co.uk

STATION ROAD, KEARSLEY, BL4 8ED



- Detached three-bedroom bungalow
- Spacious lounge with feature multi-fuel stove
- Separate dining room
- Kitchen with breakfast area
- Utility room
- Three well-proportioned bedrooms
- Family bathroom
- Detached garage



£299,950

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
Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Spacious Three Bedroom Detached Bungalow with Garage and Excellent Transport Links Occupying a desirable position on Station Road, this attractive three-bedroom detached bungalow offers spacious and versatile accommodation, ideally suited to a variety of purchasers including families, professionals and those looking to downsize without compromising on living space. The well-proportioned accommodation briefly comprises a welcoming reception hall, a generous lounge featuring a charming multi-fuel stove creating a warm and inviting focal point, a separate dining room ideal for entertaining, a fitted kitchen breakfast room, utility room, three good-sized bedrooms and a family bathroom. Externally, the property benefits from low-maintenance gardens to both the front and rear, providing attractive outdoor space that can be enjoyed throughout the year with minimal upkeep. A detached garage and additional storage. Early viewing is highly recommended to fully appreciate the space, versatility and superb location this delightful bungalow has to offer. Conveniently located, the property is within easy reach of Kearsley railway station and major motorway networks, making it an excellent choice for commuters travelling to Bolton, Manchester and surrounding areas. Local shops, amenities and schools are also close by. To arrange a viewing please contact Cardwell's estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door with matching windows aside.

Reception hall: Radiator, built in under stairs storage cupboard, spotlights to the ceiling, staircase to the landing, doors lead to,

Lounge: 12' 6" x 13' 0" (3.81m x 3.96m) uPVC double glazed window front aspect, radiator below, feature fireplace incorporating a multi fuel burning stove mounted on a slate hearth with a wooden mantle.

Dining room: 12' 5" x 13' 0" (3.78m x 3.96m) uPVC double glazed window side aspect, radiator below, feature brick fireplace with a stone flagged hearth.

Kitchen breakfast room: 12' 10" x 8' 0" (3.91m x 2.44m) 2 uPVC double glazed windows garden aspect, range of modern fitted wall and base units with complementary working surfaces, breakfast bar, tiled splashbacks, space for a range cooker with an extractor canopy above, sink unit with mixer tap, radiator, recess display lighting beneath the wall units, integrated dishwasher.

Utility room: 8' 6" x 6' 0" (2.59m x 1.83m) uPVC double glazed window and door rear garden aspect, fitted wall units and storage cupboard below, space for an American style fridge freezer, space for a washing machine and space for a tumble dryer, part tiling to the walls.

Bedroom1: 13' 0" x 12' 6" (3.96m x 3.81m) uPVC double glazed window rear garden aspect, radiator below.

Bedroom 2: 13' 0" x 10' 10" (3.96m x 3.30m) uPVC double glazed window front aspect, radiator below.

Bathroom: 8' 10" x 6' 4" (2.69m x 1.93m) uPVC frosted double glazed window side aspect, contemporary white suite comprising, enclosed bath with mixer tap and a separate shower above, close coupled WC, wash basin with mixer tap inset to a vanity unit, chrome plated towel rail.

First floor landing:

From the reception hall, a staircase leads to

Bedroom 3: 18' 10" x 17' 0" (5.74m x 5.18m) 2 double glazed Velux skylight windows, two radiators, fitted wardrobes and useful eaves/storage loft space.

Outside: To the front, a gate and steps lead up to an open porchway. There are paved pathways and lawn areas aside. To the rear there is a low maintenance garden with a pattern concrete patio and pathway with artificial grass and raised feature plants borders. A gate gives access to the side elevation and also to the detached brick built garage.

Viewings: Please call 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, 998 years from 10 May 1893

Council tax: Cardwells estate agents Bolton research indicates the property is band C £2133

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.

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

