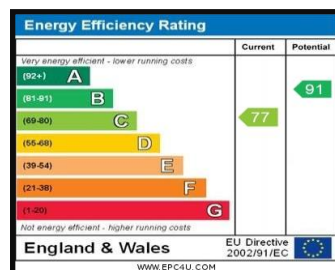




GROUND FLOOR

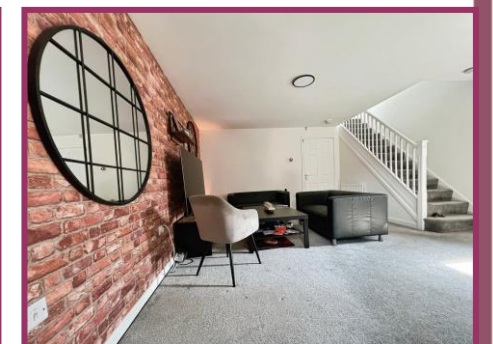
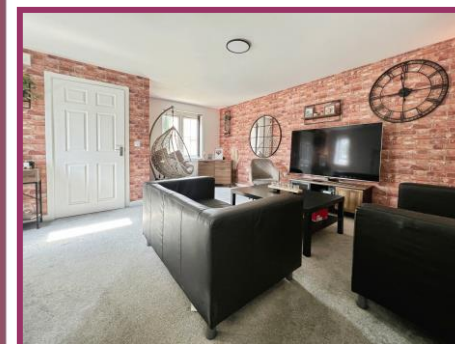
1ST FLOOR



KELSTERN CLOSE, TONGE FOLD, BL2 2PG



- Four bedroom family home
- Ground floor guest WC
- Versatile & Alarm garden building
- Modern glass white kitchen/diner
- Stylish Family bathroom Suite
- 2 allocated car parking spaces
- Gates to the side for motorbike access
- UPVCDG, gas Combi CH



Offers in Excess of £190,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

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BURY

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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.



A four bedroom family home positioned in a cul-de-sac with little passing traffic on a consistently popular residential development, which is ideally placed for easy access to superb amenities including popular schools, transport links via both road and railway, countryside and Bolton town Centre. The property is particularly well presented throughout and enjoys accommodation that is around 85 m²/914 ft.², briefly comprising reception hallway, ground floor guest wc, living room, open plan kitchen/diner with modern white gloss kitchen, first floor landing, four bedrooms and a white family bathroom suite. Externally, there is a versatile and alarmed garden building. The rear garden has been designed for easy maintenance and all year round enjoyment, offering superb space for entertaining, children to play and potentially parking a motorcycle, in addition there are two allocated car parking spaces. The family home benefits from UPVC double glazing, a Potterton gas combination central heating boiler and security alarm system to both the property and the outbuilding. There is a great deal to admire and a viewing comes with our highest recommendations. In the first instance there is a walk-through viewing video available to watch and then an in-person 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:

Approximate floor area: The overall approximate floor area extends to around 85 m²/914 ft.².

Entrance hallway: 6' 5" x 3' 6" (1.957m x 1.073m) Radiator, quality entrance door.

Guest WC/powder room: 5' 8" x 2' 11" (1.724m x 0.890m) White two piece suite comprising corner pedestal wash hand basin and dual flush WC, UPVC window to front, fitted blinds, radiator.

Living Room: 17' 5" x 14' 11" (5.313m x 4.557m) A superbly presented living room flooded with natural light from the UPVC windows to both the front and the side each are fitted with blinds, two radiators, feature decorations to one wall, quality carpeting.

Kitchen/diner: 15' 0" x 10' 10" (4.565m x 3.307m) Stylish and modern gloss white fitted kitchen with an excellent range of matching drawers, base and wall cabinets, built under oven/grill, gas hob with extractor over, stainless steel sink and drainer with mixer tap over, wall mounted Potterton pro Max Combi HE plus boiler, UPVC window overlooking the rear garden, UPVC door which opens onto the rear garden, stylish ceramic floor tiling, radiator, ample dining space, under stairs storage space off.

First floor landing: 11' 2" x 6' 1" (3.408m x 1.865m) UPVC window to the side, built-in storage space, neutral decorations, loft access point, quality carpeting.

Master Bedroom: 12' 10" x 8' 6" (3.909m x 2.597m) UPVC window to the front, fitted blinds, radiator, neutral decorations with feature decoration to one wall.

Bedroom Two: 9' 11" x 8' 7" (3.030m x 2.604m) UPVC window overlooking the rear garden, fitted blinds, radiator, neutral decorations with feature decoration to one wall, quality carpeting, at present this is used as an additional Lounge/games room.

Bedroom Three: 9' 9" x 6' 2" (2.963m x 1.869m) UPVC window to the front, fitted blinds, radiator, quality carpeting.

Bedroom Four: 7' 3" x 6' 1" (2.206m x 1.861m) UPVC window to the rear, fitted blinds, radiator, quality carpeting.

Bathroom: 8' 0" x 5' 4" (2.431m x 1.627m) A modern style white three-piece bathroom suite comprising: wash hand basin, dual flush WC and bath with shower over, stylish ceramic wall and floor tiling, extractor.

Plot size: The overall approximate plot size is around 0.04 of an acre.

Outbuilding: 15' 0" x 6' 10" (4.573m x 2.086m) A detached garden building complete with UPVC window, power point, lighting and alarm panel. This may be an ideal space for a home gym or working from home

Outside: The rear garden has been designed with easy maintenance and all year round use in mind, being stylishly flagged in a patio style, providing superb space for entertaining and children to play alike. There are gates fitted to the side which are ideal to perhaps allow easy access for motorbike parking within the garden area.

Tenure: Cardwells Estate Agents Bolton premarketing research shows that the property is freehold

Council Tax: The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is B, which is at an approximate annual price of around £1,763.

Conservation area: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Flood Risk Information: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having a "very low" risk of flooding.

Chain details: It is our understanding that the property will be sold with an upward chain, the details of which will be confirmed in due course.

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 01204 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

Thinking of selling or letting in Bolton: 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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

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.

