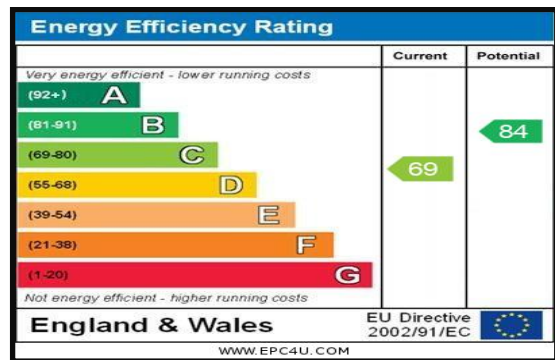
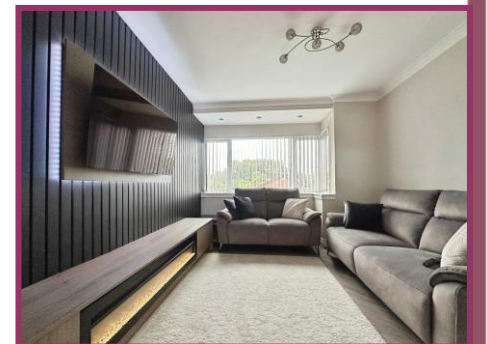




**GRIMSHAW LANE, GREATER MANCHESTER,
M24**



- Semi Detached
- Three/Four Bedrooms
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Downstairs WC/Utility Area
- Beautifully Presented Throughout
- Internal Viewing Advised
- Close to Local Transport Networks



£325,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are delighted to bring to market this beautifully presented and substantially improved three/four bedroom semi-detached family home. Ideally situated within a popular and convenient residential location, the property enjoys easy access to a wide range of local amenities, highly regarded schools and excellent transport links, making it an ideal choice for growing families and those seeking a stylish, versatile home. Having undergone extensive improvements throughout, this impressive property offers a wonderful combination of modern fixtures and fittings, tasteful interior décor and flexible living accommodation. Finished to a lovely standard, the home boasts a contemporary fitted kitchen, a newly fitted family bathroom and beautifully presented rooms throughout, allowing prospective purchasers to move straight in and enjoy. The accommodation briefly comprises a welcoming entrance hallway, a comfortable and inviting lounge, a separate dining room ideal for family meals and entertaining, and a modern fitted kitchen offering an attractive and practical space for everyday living. Further enhancing the ground floor is a convenient WC/utility room, together with an additional versatile reception room which could equally serve as a fourth bedroom, home office, playroom or guest accommodation, depending on individual requirements. To the first floor are three well-proportioned bedrooms, each offering comfortable accommodation, together with a stylish newly fitted family bathroom featuring modern fixtures and fittings. Externally, the property continues to impress with a driveway to the front providing valuable off-road parking, complemented by the increasingly desirable addition of an electric vehicle charging point. There are also gardens to both the front and rear, with the rear garden providing an excellent outdoor space for relaxation, entertaining and family enjoyment. Offering spacious and adaptable accommodation, modern presentation throughout and a highly convenient location, this superb semi-detached home is sure to appeal to a wide range of purchasers. With the additional flexibility of a potential fourth bedroom and the benefit of numerous improvements already undertaken, this is a property that truly deserves to be viewed to be fully appreciated. Internal and early viewing is highly recommended to appreciate everything this lovely family home has to offer. Call Cardwells Bury on 0161 761 1215 for an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Radiator. Ceiling light point. Stairs to first floor. Under stairs storage.

Lounge 13' 1" x 10' 8" (3.99m x 3.26m) UPVC double glazed bay window. Radiator. Ceiling light point. Feature wall with shelving, lighting and feature electric fire.

Dining Room 16' 8" x 11' 11" (5.07m x 3.62m) UPVC double glazed patio doors. Radiator. Two ceiling light points.

Office/ Bedroom 4 17' 7" x 6' 9" (5.35m x 2.06m) UPVC double glazed window. Two Radiators. Two Ceiling light points. Storage cupboard.

Downstairs WC/Utility Area 6' 6" x 5' 1" (1.99m x 1.55m) Low flush wc. Wash hand basin. Ceiling light point. Towel Radiator. Built in mirror with feature lighting.

Kitchen 13' 4" x 7' 2" (4.07m x 2.18m) UPVC double glazed window and door. Radiator. Spotlighting. A range of modern wall and base units with sink and drainer with boiling hot water tap. Gas hob, Integrated double electric oven and extractor hood. Integrated fridge and freezer, integrated washing machine.

Bathroom 7' 8" x 7' 1" (2.33m x 2.16m) Two UPVC double glazed windows. Spotlighting. Towel Radiator. Panelled bath with overhead thermostatic shower. Low flush wc. Vanity wash hand basin. Built in mirror with feature lighting.

Bedroom 1 13' 1" x 9' 5" (4.0m x 2.88m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 11' 7" x 9' 5" (3.54m x 2.88m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes and overhead storage.

Bedroom 3 8' 3" x 7' 1" (2.52m x 2.16m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Paved driveway to the front with wall mounted EV charging point. Laid to lawn garden and planted borders. To the rear a paved patio area and stepped laid to lawn garden.

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Freehold We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Rochdale and is therefore liable for Rochdale Council Tax. The property is C rated which is at an approximate annual cost of £2,135 (at the time of writing).

Conservation Area Cardwells Letting Agents Bury, pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Letting Agents Bury, pre-marketing research indicates that this family home available to let now is in a position which is regarded as having a "No" risk of flooding.

Thinking of Selling Thinking of renting or selling a property? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury or Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale or to let. For Cardwells Estate Agents Bury we are on (0161) 7611215, bury@cardwells.co.uk or for Cardwells Estate Agents Bury Just call us (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.

Arranging a Mortgage Cardwells 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 Bury on 0161 761 1215, emailing: bury@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 Estate Agents Bury, or any staff member in any way as being functional or

regulation compliant. Cardwells Estate Agents Bury 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 estate Agents Bury 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"

