



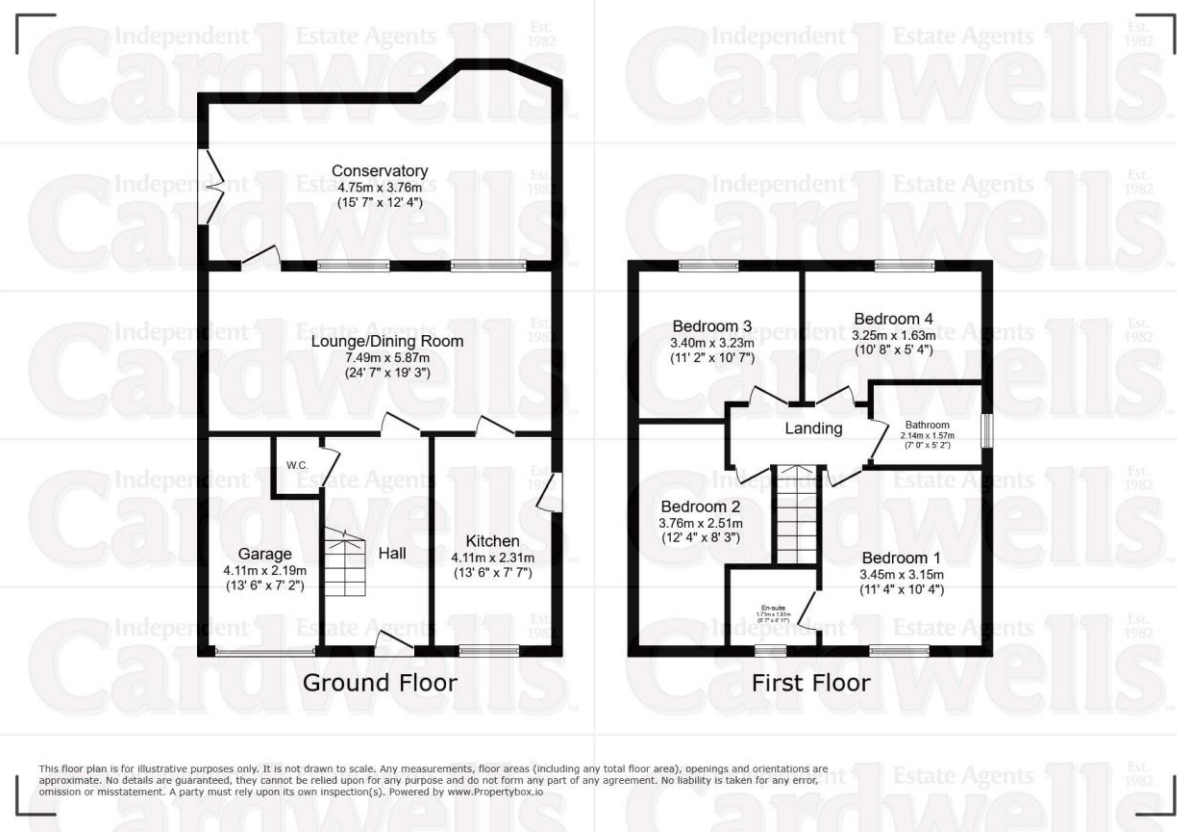
Independent Estate Agents Est. 1982
Cardwells™

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ASHWOOD, STONECLOUGH, M26



- Four Bed Detached
- No Onward Chain
- Freehold Tenure
- Driveway
- Integral Garage
- Conservatory
- Landscaped Gardens To Front & Rear



£365,000

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LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
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Cardwells Estate Agents are delighted to bring to market this four bedroom freehold detached home. Offered with no onward chain delay and requiring some updating ;this ideal family home is situated close to fantastic schools, local amenities and is situated in a quiet cul de sac position. Comprising; entrance hallway, lounge, dining room, conservatory, kitchen, downstairs wc, four bedroom (master en suite) and a family bathroom. Externally this property benefits from a driveway leading to an integral garage and mature and landscaped gardens to the front and rear. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway stairs to first floor. Radiator. Ceiling light point. Door to integral garage.

Lounge 14' 3" x 11' 6" (4.34m x 3.50m) Two UPVC double glazed windows. Feature fire and surround. Radiator. Double doors leading to dining room. Ceiling light point.

Dining Room 10' 4" x 7' 7" (3.15m x 2.31m) UPVC double glazed sliding patio doors to conservatory. Radiator. Ceiling light point.

Conservatory 15' 7" x 12' 4" (4.75m x 3.76m) UPVC double glazed throughout with glass roof. Patio doors leading to rear garden. Radiator.

Kitchen 13' 6" x 7' 7" (4.11m x 2.31m) UPVC double glazed window. Radiator. Spot lighting. UPVC double glazed door to side aspect. A range of wall and base units with sink and drainer. Gas hob, electric oven and extractor hood. Tiled flooring.

Master Bedroom 11' 4" x 10' 4" (3.45m x 3.15m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

En-Suite UPVC double glazed window to front aspect. Radiator. Ceiling light point. Shower cubicle with over head shower. Low flush wc. Wash hand basin.

Bedroom 2 12' 4" x 8' 7" (3.76m x 2.61m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 3 11' 2" x 10' 7" (3.40m x 3.22m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 4 10' 8" x 5' 4" (3.25m x 1.62m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bathroom UPVC double glazed window to side aspect. Radiator. Ceiling light point. Panelled bath. Low flush wc and wash hand basin.

Externally Driveway to the front leading to integral garage with up and over door, power and lighting. Landscaped laid to lawn garden and mature shrubs to the front. To the rear a landscaped rear Indian stone patio area, decking area, planted borders with outdoor lighting and freestanding shed.

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 Bolton and is therefore liable for Bolton Council Tax. The property is D rated which is at an approximate annual cost of £2,267 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

Flood Risk Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Thinking Of Selling If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury 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 01617611215, emailing; bury@cardwells.co.uk or visiting: 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.

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"

