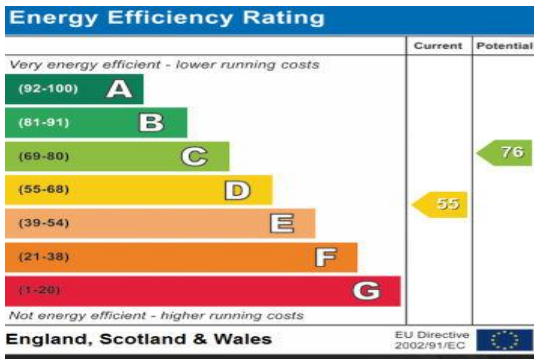


Council tax:
Cardwells estate agents Bolton research indicates the property is band C £2133 per annum

Tenure:
Cardwells estate agents Bolton research indicates the property is Freehold

Plot size:
Cardwells estate agents Bolton research indicates the property is 0.09 acre

Total area:
Cardwells estate agents Bolton research indicates the property is 1461 sq ft



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

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CORRIE DRIVE –KEARSLEY– OFFERS IN THE REGION OF £375,000

A fantastic opportunity to purchase this stunning semi detached house, situated on a generous corner plot with delightful gardens and two driveways. This attractive bay fronted property has been extended, creating wonderful ground floor living space, with many character features. Once you step inside, you will notice a blend of traditional and modern interior, with many character features. The property is very well presented with quality fixtures and fittings, making this an ideal family home. Outside there are delightful landscaped gardens to three sides of the property, along with two driveways and a detached single garage. The area is well served with excellent transport links, with the motorway network and train station, situated in Kearsley, giving easy access into Manchester and throughout the northwest. Clifton country park is close by, with stunning scenic walks and plenty of outdoor space.

To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises uPVC double glazed entrance porch, hallway, lounge with a feature Fireplace, stunning dining room and kitchen, utility room and a guest WC. Upstairs there are three good sized bedrooms and a family bathroom with a modern White suite. Outside, there are lovely landscapes gardens to 3 sides along with two driveways and a detached garage. The property also benefits from UPVC double glazing and gas central heating. The hardwood floors downstairs are Kardean.

BOLTON

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Incorporating: Wright Dickson & Catlow: WDC Estates



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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed entrance porch, feature leaded light stained glass panelled door.

Hallway:
Radiator, staircase to the landing, doors lead to,



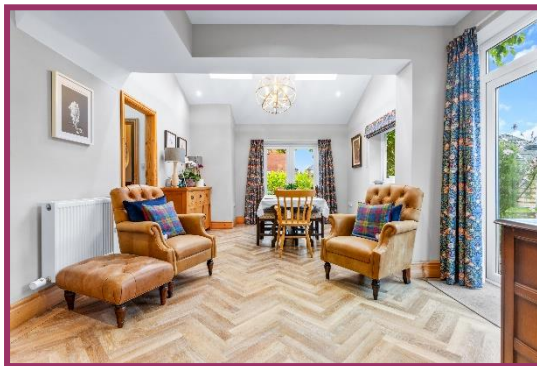
Lounge: 12' 0" x 14' 9" (3.65m x 4.49m)

uPVC double glazed bay window front aspect, feature fireplace incorporating a woodburning stove, mounted on a tiled hearth with a wooden mantle surround, radiator, picture rail.



Dining room: 18' 8" x 12' 0" (5.69m x 3.65m)

Two pairs of uPVC double glazed French doors, rear and side aspect, two double glazed Velux skylight windows, two radiators, inset spotlights to the ceiling.



Outside:

There is a larger than average double width driveway, which has a patterned concrete surface with garden areas aside. A wooden gate gives access along the side elevation. Leading off the French doors there is a lovely patio area screened by trees and plants. The rear garden is mostly laid to lawn with a patio to the rear elevation. The garden is well stocked and mature with feature plants and floral displays and a wooden sleeper raised vegetable patch. There is a further gated driveway to the rear, also with a patterned concrete surface. The driveway provides ample off-street parking and leads to a brick built detached garage with a roller shutter door. There is security lighting, a tap and an EV charging point and a greenhouse.





Sliding doors lead to

Kitchen: 11' 3" x 12' 0" (3.43m x 3.65m)

uPVC double glazed window rear garden aspect, range of modern fitted solid wood wall and base units with complimentary work surfaces and a matching island breakfast bar, incorporating a wine chiller and drawers. Ceramic sink unit with mixer tap, space for a range cooker, integrated 'Smeg' dishwasher, integrated 'Bosch' fridge and freezer, radiator, inset spotlights to the ceiling.



Utility room: 10' 2" x 8' 1" (3.10m x 2.46m)

uPVC double glazed door and matching windows, front and side aspect, stainless steel sink unit with mixer tap, modern fitted wall and base units, matching worktop surface, storage unit, radiator.



Guest w.c: 5' 11" x 3' 7" (1.80m x 1.09m)

uPVC frosted double glazed window, side aspect, close coupled WC, wash basin with mixer tap, feature tiled splashback and floor, chrome plated towel rail.



From the entrance hall, a spindled staircase leads to

Landing:

uPVC double glazed window side aspect, access to the loft.

Bedroom 1: 12' 1" x 14' 0" (3.68m x 4.26m)

uPVC double glazed bay window front aspect, radiator below, feature ornamental fireplace, picture rail.



Bedroom 2: 9' 8" x 12' 3" (2.94m x 3.73m)

uPVC double glazed window rear aspect, radiator below, fitted wardrobes, picture rail, inset spotlights to the ceiling.



Bedroom 3: 8' 9" x 7' 2" (2.66m x 2.18m)

uPVC double glazed window front aspect, radiator below, picture rail, coving to the ceiling.



Bathroom: 7' 3" x 8' 11" (2.21m x 2.72m)

2 uPVC frosted double glazed windows rear and side aspect, modern white suite comprising, corner bath with mixer tap/shower attachment, shower cubicle, wash basin with mixer tap, close coupled WC, matching bidet, tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling.

