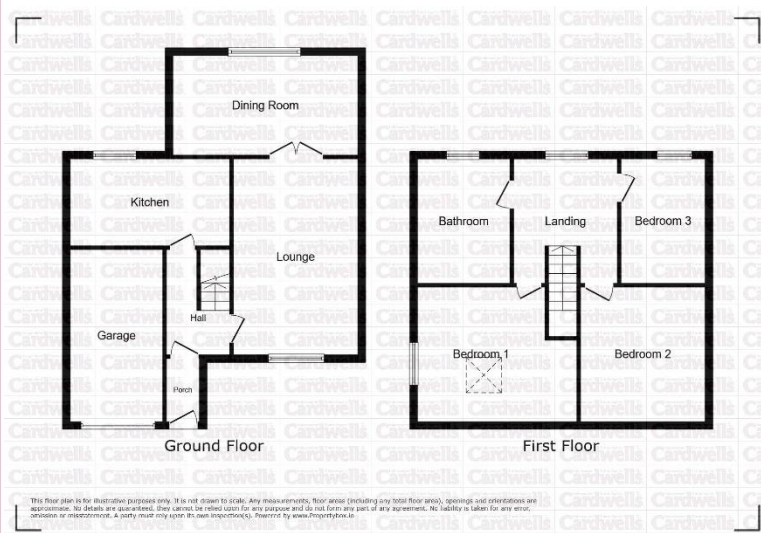




Independent Estate Agents
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UPPER MEAD, BOLTON, BL7 9EY



- Three bed semi/integral single garage
- Fabulous location/quiet cul-de-sac
- Porch/reception hallway/lounge
- Extended dining room/landing/3 beds
- Well appointed four piece bathroom suite
- Warmed by gas C.H/ uPVC double glazed
- Opportunity to create a lovely family home
- Low maintenance gardens to front and rear



Offers in the Region Of £275,000

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

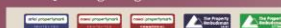
LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton offer a rare opportunity to purchase a three bed semi detached property on in the highly desirable Upper Mead in the consistently popular residential location of Egerton. Offered to the market with the advantage of no onward chain, the property would suit modernisation to taste to create a fabulous family home. Briefly comprising: Porch, reception hallway, lounge, extended dining room, fitted kitchen, landing, three bedrooms and a very well appointed four piece bathroom suite. To the outside is driveway parking for numerous cars leading to a single garage, a very well maintained front lawn and to the rear is a tiered split level garden boarded by mature shrubs and perennials. A personal inspection comes with our highest recommendations to appreciate all on offer and this can easily be arranged, seven days a week by ringing Cardwells Estate Bolton on 01204 381281, via email bolton@cardwells.co.uk, www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC entrance door into.

Porch: 5' 4" x 5' 10" (1.62m x 1.78m)

Reception hall: 10' 2" x 5' 9" (3.10m x 1.75m) Wall mounted radiator, p staircase giving access to the landing.

Lounge: 17' 10" x 11' 4" (5.43m x 3.45m) Feature wall mounted fire, uPVC double glazed window, wall mounted radiator.

Dining room: 9' 1" x 16' 10" (2.77m x 5.13m) Two uPVC double glazed windows, wall mounted radiator.

Kitchen: 7' 11" x 14' 6" (2.41m x 4.42m) Fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base and wall units, complementary tiled splash backs, contrasting roll edge worktops, freestanding oven, space for white goods, under stairs storage cupboard, uPVC double glazed window, wall mounted radiator, uPVC door giving access to the rear garden.

Garage: 15' 8" x 8' 5" (4.77m x 2.56m) Housing Baxi combination boiler, gas and electric metres.

Landing: 4' 11" x 9' 0" (1.50m x 2.74m) Loft access point, uPVC double glazed window.

Bedroom 1: 12' 3" x 9' 9" (3.73m x 2.97m) Professionally fitted wardrobes, uPVC double glazed window, wall mounted radiator.

Bedroom 2: 12' 4" x 14' 8" (3.76m x 4.47m) At widest point, professionally fitted wardrobes, Velux window, eaves storage, uPVC double glazed window, wall mounted radiator.

Bedroom 3: 8' 5" x 8' 6" (2.56m x 2.59m) uPVC double glazed window, wall mounted radiator.

Bathroom: 6' 1" x 8' 1" (1.85m x 2.46m) Well appointed four piece suite comprising Wc, pedestal wash basin, bath, walk in corner shower cubicle, full wall tiling, inset ceiling spotlights, wall mounted heated towel rail, frosted uPVC double glazed window.

Outside: To the outside is driveway parking for numerous cars with a large front garden leading to a single garage with a very well maintained front lawn and to the rear is a tiered split level garden bordered by mature shrubs and perennials.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold.

Council tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band D with Bolton Council at an approximate cost of around £2,259.00 per annum.

Flood risk information: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

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 market may be particularly helpful as a starting point before advertising your property sale. 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. 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 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

