

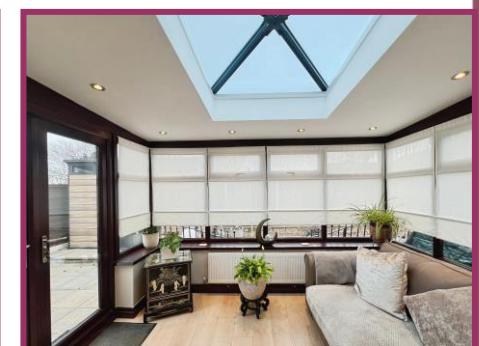
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BAKER STREET, KEARSLEY, BL4 8QU



- Beautiful semi detached bungalow
- Versatile accommodation
- Perhaps used as up to 3 bedrooms
- Currently 2 receptions & conservatory
- New kitchen / diner circa 2023
- Stunning steam pod shower cubicle
- Conservatory with central lantern windows
- Landscaped gardens, off road parking.



Offers Over £245,000

BOLTON

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A much improved semi detached true bungalow with versatile accommodation which could be used as up to three bedrooms, though would suit a variety of interpretations and uses. Situated within walking distance of Tesco and other everyday shops, the position is superb being ideal for excellent everyday amenities, places of worship, schools, transport links and beautiful countryside. Over recent years the property has undergone significant improvement works with a stylish new fitted kitchen diner installed approximately 2023, a wonderful conservatory with central lantern roof windows, a wonderful shower room complete with steam / sauna shower cubicle with a variety of shower and entertainment facilities and landscaped easy maintenance gardens perfect for entertaining. The accommodation is particularly well presented throughout and briefly comprises: entrance porch, reception hallway, living room, sitting room/possible second bedroom, internal hallway, the two additional bedrooms are each fitted, stunning modern shower room, beautiful open plan fitted kitchen/diner and wonderful conservatory. Externally there are pretty gardens to the front and the rear and excellent private off road car parking facilities. The bungalow benefits from a Worcester gas combination central heating boiler, a security alarm system and in our opinion all that is on offer can only be fully appreciated via a personal inspection. In the first instance there is a walk-through viewing a video of available to watch and then a personal inspection can be arranged by calling: Cardwells Estate Agents Bolton on 01204381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: 6' 4" x 3' 2" (1.925m x 0.968m) 2 UPVC windows to the front with central quality double glazed entrance door, feature circular window to side, quality flooring, internal windows and doors into the reception hallway.

Reception Hallway: 8' 7" x 3' 7" (2.612m x 1.096m) Cloaks storage space containing two box and meters, radiator.

Living Room: 16' 11" x 10' 8" (5.162m x 3.245m) Double glazed window to the front with fitted blinds, radiator, quality flooring, stove style gas fire, double doors off to bedroom 2/2nd reception room.

Bedroom 2/sitting room. 16' 6" x 7' 9" (5.035m x 2.373m) Double glazed window to front with fitted blinds, radiator, quality flooring.

Internal Hallway: 11' 3" x 6' 7" (3.429m x 1.994m) Measured it maximum points in an 'l' shape. Drop down ladder access to loft storage space.

Bedroom Three: 8' 8" x 8' 11" (2.638m x 2.720m) UPVC window to the side with fitted blinds, professionally fitted wardrobes to one wall, radiator.

Kitchen/diner: 17' 0" x 9' 0" (5.181m x 2.751m) Beautifully appointed and modern kitchen installed approximately 2023 offering a wonderful range of matching: drawers, base and wall cabinets, integrated double oven/grill, integrated microwave oven, gas hob with extractor over, scratch resistant sink with mixer tap over, wonderful dining space, space for an American style fridge freezer, radiator, stylish tiling and neutral decorations, double glazed window overlooking the rear garden with fitted blinds, double doors open up into the conservatory.

Conservatory: 11' 3" x 9' 0" (3.427m x 2.734m) A wonderful conservatory flooded with natural light from the UPVC double glazed windows to 3 sides and the lantern style central windows to the roof, radiator, fitted blinds.

Shower Room: 5' 6" x 6' 7" (1.684m x 1.994m) Beautifully appointed high specification shower room suite complete with generously sized corner shower and steam/sauna cubicle offering rainfall, hand held and body jet shower options, steam room facilities, mood lighting, spot lighting and entertainment facilities, wash hand basin, WC, heated towel rail, double glazed window to the side with fitted blinds, concealed Worcester gas combination central heating boiler, ceramic tiled floor.

Rear Garden: Professionally landscaped rear garden, designed with easy maintenance and all the year around use in mind, being predominantly flagged in a patio style, this is perfect space for entertaining with raised flower beds, stocked with small shrubs under Maple Acer tree.

Plot size: Cardwells Estate Agents Bolton premarketing research indicates that the plot size is around 0.05 of an acre.

Parking: There is private off-road car parking to the front, we are advised that there are wrought iron gates being stored in the rear garden that may be suitable to be installed on the driveway.

Tenure details. Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold with a term of around 999 years from 30th November 1965 and we are advised that the annual leasehold ground rent charge is around £10 per annum.

Bolton Council Tax: The property is located in the borough of Bolton and the Council tax band rating is B, with an approximate annual cost of around £1,763.

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

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

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 01204381281, 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.

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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

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