

MOORFIELD, TURTON, BL7 0DH



- Stylish semi detached dorma bungalow
- Two reception rooms
- Modern fitted kitchen/diner
- Three bedrooms
- Modern four piece bathroom
- Garage and driveway parking
- Sought after location
- Gardens to front and rear



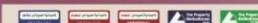
£375,000

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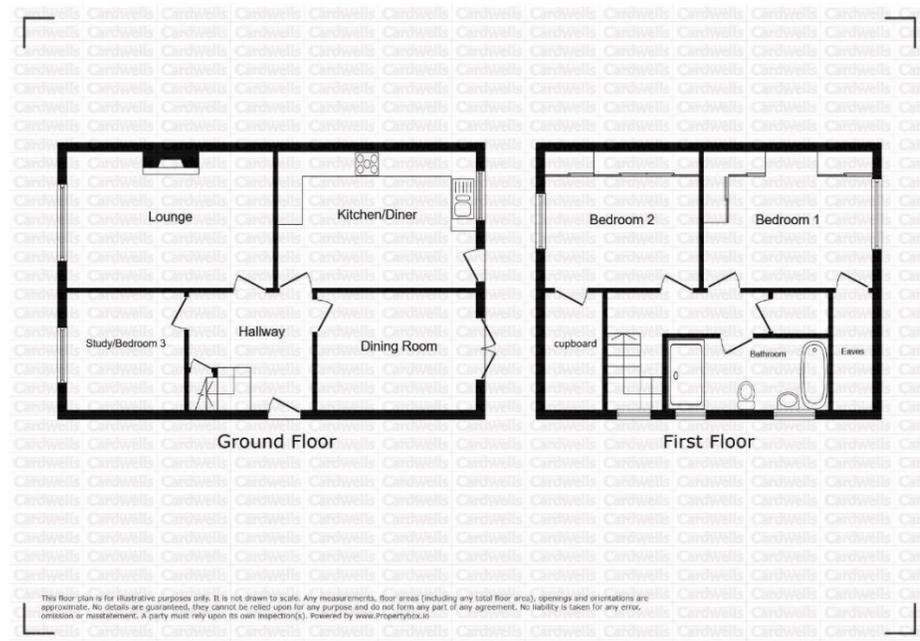
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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell & R.W. Thompson.



This stunning and spacious semi detached dorma bungalow is situated within a quiet cul-de-sac opposite the village green and cricket club in the heart of Turton Village. Turton is well regarded locally for having wide range of amenities, including leisure facilities, countryside walks, ice cream shop and good transport links into Bolton, Bury Blackburn and beyond. Local amenities include popular schools, post office, doctor surgery, delicatessen and butchers, making this family home an ideal consideration for those looking for a convenient yet village style of living. The accommodation is extremely well presented and currently comprises entrance hallway, lounge with feature fireplace, professionally fitted breakfast kitchen, ground floor bedroom or study. The first floor has two double bedrooms both with fitted wardrobes and a contemporary four piece bathroom suite. Externally there are gardens to both front and rear with driveway parking for up to three vehicles to the side leading onto the detached garage. This is a gem of a property and early viewing is advised which can be arranged by calling our Cardwells Estate Agents Bolton office on 01204 381281, online at cardwells.co.uk or by emailing bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: Composite door to the side elevation. Laminate flooring. Stairs off to the first floor landing. Radiator. Under stairs store.

Lounge: 16' 5" x 10' 6" (5.0m x 3.2m) Double glazed window to the front elevation. Laminate flooring. Recessed wood burner style gas fire. Contemporary radiator.

Dining Room: 12' 6" x 9' 4" (3.8m x 2.85m) Double glazed French doors to the rear elevation. Laminate flooring. Radiator.

Kitchen / dining: 15' 9" x 10' 10" (4.8m x 3.3m) Double glazed window and stable door to the rear elevation. 5 burner cooking range. Plumbed for washing machine. Space for fridge freezer. Built in microwave. Tiled floor. Radiator.

First Floor Landing: Stairs lead off the hall to the first floor landing. double glazed window to the front elevation.

Bedroom One: 15' 9" x 10' 6" (4.8m x 3.2m) Double glazed window to the rear elevation. Range of fitted bedroom furniture. Laminate flooring. Radiator.

Bedroom Two: 12' 2" x 10' 6" (3.7m x 3.2m) Double glazed window to the front elevation. Range of fitted wardrobes. Laminate flooring. Radiator.

Bedroom Three: 9' 4" x 9' 4" (2.85m x 2.85m) Double glazed window to the front elevation. Laminate floor. Radiator.

Bathroom: Double glazed window to the side elevation. Stunning bathroom with four piece suite comprising freestanding bath, vanity sink with storage, large walk in shower cubicle and dual flush w.c. Tiled floor. Chrome heated towel rail.

Outside: There are gardens to both front and rear with driveway parking for up to three vehicles to the side, leading onto the detached garage

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 999 years from 5 April 1973

Council tax: Cardwells estate agents Bolton research indicates the property is band D £2337 per annum

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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.

