



**LAXFORD GROVE, LADYBRIDGE, BL3 4PW**



- No onward chain
- Detached family home
- Corner plot
- Three good size bedrooms
- Kitchen and lounge diner
- Solar panels
- Driveway and garage
- Close to local amenities & commuter routes



**Offers Over £350,000**

**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  
E: lettings@cardwells.co.uk

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.



Offered for sale with NO ONWARD CHAIN is this good sized detached home located within the ever popular area of Ladybridge, Bolton. Ladybridge has long been a popular area of Bolton with its close proximity to primary and secondary schools, local shops and perfect for the commuter with the M61 motorway link and Lostock train station both being a short drive away. This partially property sits upon a corner plot giving potential for extension subject to the necessary planning permissions. Currently the property has oil fired central heating, boiler installed in 2023, however our clients inform us there is a gas line within the garage if a new owner wanted to change system. Internally there is good sized accommodation comprising an entrance hallway, lounge/dining room and kitchen to the ground floor with three good sized bedrooms and large bathroom to the first floor. Externally there are mature lawned gardens to the front, side and rear with concrete imprinted driveway leading to the garage at the front. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Porch:**

**Entrance hallway:** Ceiling light point, wooden flooring, understairs storage, air conditioning unit.

**Lounge area:** 13' 11" x 12' 6" (4.24m x 3.82m) Ceiling light point, wall lamps, double glazed windows to the front, radiator, feature fireplace and surround, coving to the ceiling, wooden flooring, open into the dining room.

**Dining area:** 10' 10" x 9' 11" (3.31m x 3.02m) Ceiling light point, radiator, coving to the ceiling, wooden flooring, double glazed window overlooking the rear garden.

**Kitchen:** 10' 10" x 10' 4" (3.31m x 3.15m) Ceiling light point, double glazed window to the rear, door aside, range of fitted wall and base units with integrated extractor fan, electric hob, electric oven, microwave, dishwasher, fridge/freezer, washing machine, stainless steel sink with mixer tap and drainer.

**Landing:** Ceiling light point, coving to the ceiling, loft access which is part boarded, double glazed window to the side.

**Bedroom 1:** 12' 7" x 10' 11" (3.84m x 3.34m) Ceiling light point, coving to the ceiling, double glazed window to the front, radiator, fitted wardrobes.

**Bedroom 2:** 12' 0" x 11' 0" (3.65m x 3.35m) Ceiling light point, radiator, double glazed window overlooking the rear garden, fitted wardrobes, storage cupboard.

**Bedroom 3:** 9' 6" x 8' 11" (2.89m x 2.71m) Ceiling light point, double glazed window to the front, radiator, wardrobe, coving to the ceiling.

**Bathroom:** 8' 5" x 8' 0" (2.56m x 2.45m) Ceiling light point, dual aspect double glazed windows to the rear and the side, three-piece suite incorporating a vanity unit with inset sink and WC, panel bath with mixer tap and electric shower above, radiator, tiled floor and walls.

**Garage:** 17' 4" x 8' 6" (5.29m x 2.59m) Ceiling light point, double glazed window to the rear, electric and solar power meters, gas line, up and over garage door, floor standing Worcester boiler installed January 2023.

**Outside:** To the front of the property there is a well maintained lawned garden with a concrete imprinted driveway leading to the garage. The rear of the property there is a lawned garden with mature borders surrounding which leads round to the side of the property with a further lawn and borders to one side.

**Viewings:** Please contact Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is leasehold

**Council tax:** Cardwells estate agents Bolton research indicates the property is in band 2

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is not at risk of flooding

**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 your property in Bolton can we be of assistance? We offer free property valuations, which in this ever changing market can be helpful as a starting point before advertising your property for sale. Just call us on 01204 381281 or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to view your property 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, 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

