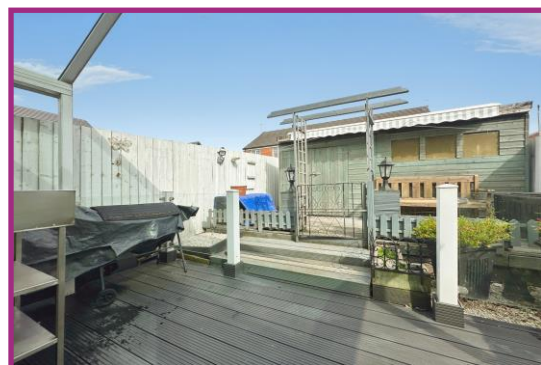




ELTON FOLD CHASE, BURY, BL8 1PW



- Three Bedrooms
- Two Parking Spaces
- Conservatory
- Downstairs WC
- En-Suite
- Sought After Location
- Ideal Family Home
- Early Viewing Advised



£260,000

BOLTON

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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.

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Cardwells Estate Agents are delighted to bring to market this beautifully presented three bedroom family home, situated within the popular residential area of Walshaw. Offering spacious and versatile accommodation throughout, including a modern kitchen/diner, conservatory, downstairs WC and principal bedroom with en suite, this superb property is ideally suited to a growing family looking for a home they can move straight into and enjoy. The property is conveniently positioned for access to a range of local amenities, shops and transport links, whilst also being within the catchment area for the highly regarded Elton High School, making the location particularly appealing to families. Internally, the accommodation briefly comprises an inviting entrance hallway with access to a useful downstairs WC, a comfortable lounge providing an ideal space to relax and unwind, and a modern fitted kitchen/diner offering plenty of room for both everyday family life and entertaining. From the dining area there is access into the conservatory, creating an additional reception space overlooking the rear garden and providing flexibility for use as a family room, playroom or additional sitting area. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from its own private en suite shower room. A family bathroom serves the remaining bedrooms and completes the first-floor accommodation. Externally, the property continues to impress, with off-road parking for two vehicles positioned to the front. To the rear is an enclosed, hard landscaped garden designed with low maintenance in mind, providing an excellent space for outdoor seating, entertaining and family enjoyment. A freestanding garden shed provides useful additional storage. Combining a desirable Walshaw location with excellent family accommodation, off-road parking and generous living space, this is a fantastic opportunity for buyers searching for their next family home. Internal and early viewing is highly recommended to fully appreciate everything this property has to offer. Please call Cardwells Estate Agents Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway Ceiling light point. Radiator. Stairs to first floor.

Guest WC UPVC double glazed window. Radiator. Ceiling light points. Low flush wc. Pedestal wash hand basin.

Lounge 14' 1" x 10' 10" (4.3m x 3.3m) UPVC double glazed window. Radiator. Spotlights. Three ceiling light points. Media wall with shelving and electric fire, hidden under stairs storage cupboard.

Kitchen/Diner 15' 1" x 8' 10" (4.6m x 2.7m) UPVC double glazed window and patio doors. Radiator. Three ceiling light points. Gas hob, electric oven and extractor hood. Stainless steel sink and drainer. Wall mounted boiler. Space for fridge freezer.

Conservatory 13' 4" x 8' 0" (4.07m x 2.43m) UPVC double glazed and glass roof, sliding patio doors to garden. Base units plumbed for washing machine. Three ceiling light points.

First Floor Landing

Bathroom 6' 0" x 5' 11" (1.82m x 1.81m) Panelled bath with overhead head shower. Low flush wc. Pedestal wash hand basin. Ceiling light point. Radiator.

Bedroom 1 9' 9" x 7' 5" (2.98m x 2.27m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

En-suite 5' 11" x 5' 3" (1.8m x 1.6m) UPVC double glazed window. Radiator. Ceiling light point. Shower cubicle with overhead shower. Low flush wc. Pedestal wash hand basin.

Bedroom 2 9' 1" x 7' 8" (2.77m x 2.33m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 7' 7" x 5' 11" (2.3m x 1.8m) UPVC double glazed window. Radiator. Ceiling light point.

Externally to the front two parking spaces and hard landscaped garden, to the rear a composite decking area with feature glass border. Stepped to rear a further wood decking area leading to a large shed.

Fixtures & Fittings All fixtures/fittings & furniture are available on separate negotiations

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD

Council Tax Cardwells Letting Agents Bury pre market research indicates that the property is council tax band C and the current cost is £2,271 per annum.

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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 estate Agents Bury 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"

