



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		85
B		
(69-80)		
C		
(55-68)	69	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



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Cardwells Est. 1982

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THE WALKWAY, LADYBRIDGE, BL3 4NT



- 3 bedroom detached bungalow
- Superb presentation throughout
- Lovely position, no passing traffic
- Ramp access, spacious hallway
- Guest WC & easy access shower/wet rm
- Stylish kitchen diner with int. appliances
- Generous bay window lounge
- 3 fitted bedrooms. garage & driveway



Offers in the Region Of £320,000

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BURY

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E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

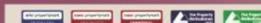
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Incorporating: Wright Dickson & Catlow, WDC Estates



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A three bedroom true detached bungalow set in a picture location in the heart of Ladybridge, being close to super amenities including: Deane Golf Club, shops, restaurants, houses of worship, popular schools and superb transport links via both railway and road. The accommodation is very well presented throughout and extends to around 893 ft.². There is ramp access to the entrance door which leads into a generously proportioned reception hallway with guest WC off, living room with uPVC bay window, quality professionally fitted kitchen/diner complete with integrated appliances, three generous and fitted bedrooms and a three piece shower/wet room designed with easy access in mind. The property is set within beautiful gardens with open plan lawns to both the front and the side with a fully enclosed relatively easy maintenance rear garden providing superb space for alfresco dining and entertaining et cetera. There is a single garage and additional driveway car parking. The true bungalow benefits from a quality gas central heating boiler, uPVC double glazing and in our opinion can only be fully appreciated via a personal inspection. This can be arranged by calling Cardwells estate agents Bolton on 01204 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance, there is a walk-through viewing video available to watch.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area extends to around 83 m²/893 ft.².

Entrance hallway: 16' 9" x 11' 2" (5.102m x 3.410m) Quality flooring, stained glass double glazed entrance door and window to the side, built in storage space which contains the Worcester gas combination boiler.

Guest W.C: 4' 3" x 2' 8" (1.298m x 0.807m) A white dual flush WC, ceramic wall tiling, uPVC window.

Living room: 16' 3" x 11' 11" (4.947m x 3.635m) uPVC double glazed bay window, radiator, marble hearth and surround with timber surround.

Kitchen diner: 16' 4" x 10' 7" (4.988m x 3.219m) Stylish and quality professionally fitted kitchen with a excellent range of matching: drawers, base and wall cabinets, Bosch oven/grill, fitted microwave oven, integrated fridge/freezer, integrated dishwasher, Bosch electric hob with extractor over, ample dining space/ seating space, uPVC windows to the front and the side each with fitted blinds, radiator, spot lighting.

Bedroom 1: 10' 1" x 11' 11" (3.084m x 3.641m) A professionally fitted bedroom with an excellent range of matching: wardrobes, bridging cabinets, drawers and dressing space, uPVC window to the side, radiator.

Bedroom 2: 11' 7" x 11' 9" (3.531m x 3.571m) Measured at maximum points into the professionally fitted wardrobes to one wall, radiator, Double uPVC patio doors open out onto the rear garden.

Bedroom 3: 10' 7" x 8' 3" (3.221m x 2.514m) uPVC window to the rear, radiator, professionally fitted bedroom furniture to one wall.

Shower/wet room: 7' 3" x 5' 0" (2.200m x 1.536m) A three-piece shower room suite with WC, wash handbasin and shower area complete with fitted folding chair and designed with easy access mind, ceramic wall tiling, extractor, uPVC window, fitted blinds.

Plot size: The overall plot size extends to around 0.10 of an acre.

Garage:: There is a garage and additional off-road private parking.

Gardens: The rear garden has been tastefully landscaped with a central decorative lawn surrounded by easy maintenance flagged patio finish and boarded with well stocked colourful flower beds finished with golden gravel, garden shed. The front and side garden are predominantly laid to lawn with small ornamental trees.

Chain details: It is our understanding that the property will be sold with an upward chain, at the time of writing the details have yet to be confirmed.

Council tax: The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is D, which is at an approximate annual price of around £2,267.

Conservation area: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Flood risk information: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having a "very low" risk of flooding.

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 01204 381281, 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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