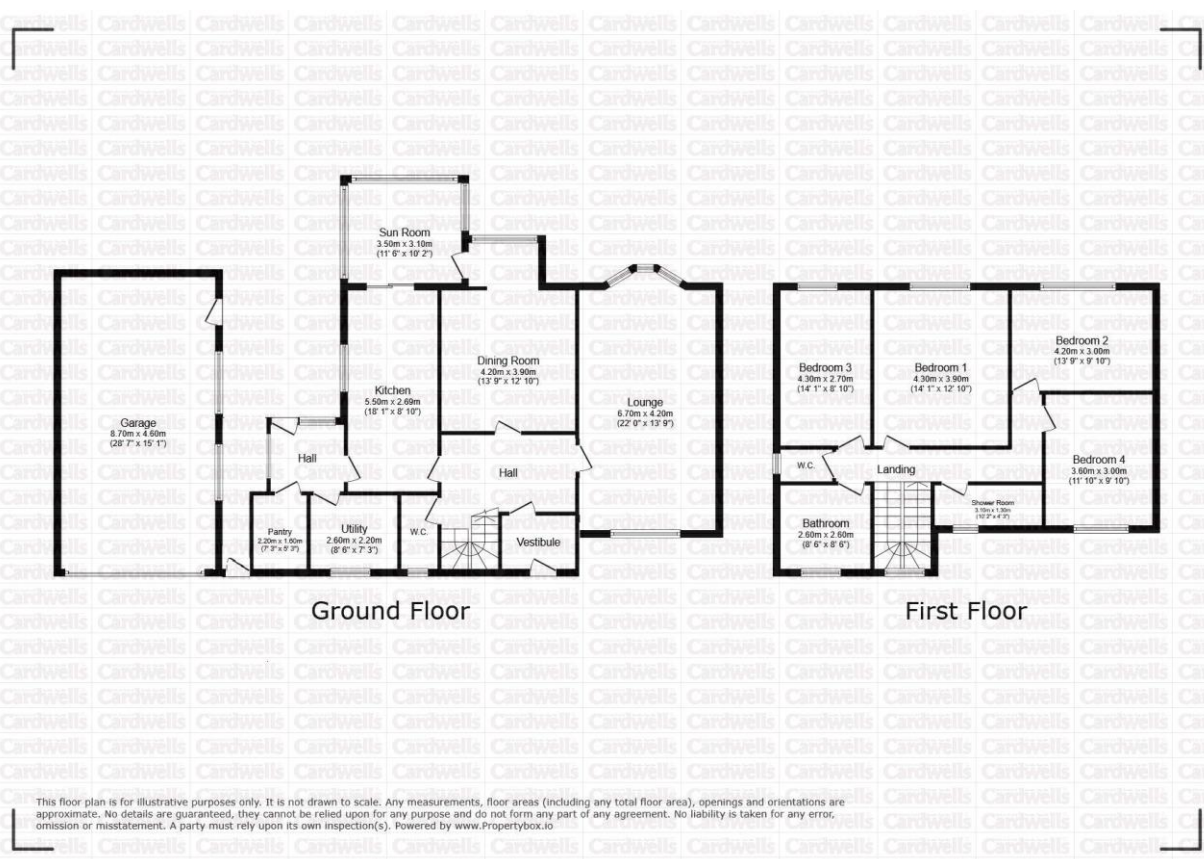




OLD KILN LANE – MARKLAND HILL, BOLTON – OFFERS IN THE REGION OF £695,000

A rare opportunity to purchase a very much loved detached family home, set within approximately 0.39 acres, in one of the most sought after areas in Bolton. Markland Hill has been long regarded as one of the most desirable areas of Bolton being situated close to open countryside and within easy reach of many superb everyday amenities. Within close proximity is the Doffcocker Lodge Nature Reserve where you can go for tranquil walks, taking in the scenery along with all the wildlife that lives in and around the Lodge. The schools within the area are extremely well regarded whether it's Markland Hill County Primary School, Cleavelands Preparatory School or Bolton School. Old Kiln Lane is also wonderfully placed for the commuter being within a short drive of Lostock Train Station and the M61 motorway link which takes you towards Manchester or Preston. For the sportsperson you're spoilt for choice. Within walking distance you have Markland Hill Racquets Club where you can enjoy tennis, squash, badminton and pickleball. A short drive away you have three golf clubs to choose from including Bolton Golf Club, Regents Park and the Old Links Golf Club. Let's not forget the daily shop with the Middlebrook Retail Park being a couple of miles away which gives you access to supermarkets, the cinema and many outstanding restaurants. The property itself has been a long time family home. Whilst it will be modernised by the new owner, it gives plenty of scope for extension and improvement subject to the necessary planning permissions. Internally the accommodation comprises a vestibule, entrance hallway, lounge, dining room, sun room, cloakroom/wc, kitchen, utility and pantry to the ground floor with four double bedrooms, three piece family bathroom and additional wc to the first floor. This superb property really must be viewed to show its true potential.

For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk



BOLTON

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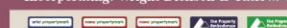
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Incorporating: Wright Dickson & Catlow, WDC Estates



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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule:

Tiled floor with door leading into the entrance hallway.

Entrance hallway:

Ceiling light point, coving to the ceiling, radiator, understairs storage, original wood staircase leading to the first floor.



Cloakroom w.c: 13' 1" x 3' 7" (4.0m x 1.1m)

Downlights, single glazed window to the front with original leaded light, radiator, coving to the ceiling, WC, pedestal sink, tiled splashback to the walls.

Lounge: 22' 0" x 13' 9" (6.7m x 4.2m)

Ceiling light point, coving to a ceiling, wall lamps, double glazed window to the front, double glazed French doors leading to the rear patio, radiator, open flame fire with marble surround, coving to the ceiling.



Dining room: 13' 9" x 12' 10" (4.2m x 3.9m) Ceiling light points, electric fire and surround, radiators, coving to a ceiling, featured double glazed windows overlooking the rear garden and the door leading to the sun room.



Viewings: For all viewings please call 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 1.5.1928.

Council tax: Cardwells estate agents Bolton research indicates the property is band G annual cost of £3778

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

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

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

Sun room: 11' 6" x 10' 2" (3.5m x 3.1m)
Downlights, double glazed windows, double glazed sliding door leading out onto the patio area.



Kitchen: 18' 1" x 8' 10" (5.5m x 2.69m)
Downlights, dual aspect single glazed windows to the rear and the side, radiator, range of fitted wall and base unit with extractor fan, integrated electric hob, electric oven, microwave, dishwasher, 1 1/2 bowl sink with mixer tap and drainer, space for a fridge, tiled floor with splashback to the walls.



Inner hallway:
Ceiling light point, single glazed windows to the rear and side, door leading to the rear.

Utility room: 8' 6" x 7' 3" (2.6m x 2.2m)
Downlights, single glazed windows to front with original leaded lights, fitted base units with integrated stainless-steel sink and drainer, space for a washing machine, dryer, tiled flooring with splashback to the walls.

Pantry: 7' 3" x 5' 3" (2.2m x 1.6m)
Ceiling light point, space for a chest freezer, shelving space.

Garage: 28' 7" x 15' 1" (8.7m x 4.6m)
Ceiling light points, up and over electric garage door, single glazed windows to the side, door to the side.

Landing:
Ceiling light point, wall lamps, radiator, loft access, coving to the ceiling, secondary glazed window to the front with the original lead lights.



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Bedroom 1: 14' 1" x 12' 10" (4.3m x 3.9m)

Ceiling light point, double glazed window with views over the rear garden, radiator, fitted wardrobes and dressing unit, coving to the ceiling.



Bedroom 2: 13' 9" x 9' 10" (4.2m x 3.0m)

Ceiling light point, radiator, double glazed window overlooking the rear garden, fitted wardrobes and dressing unit, coving to the ceiling.

Bedroom 3: 14' 1" x 8' 10" (4.3m x 2.7m)

Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes and dressing unit, coving to the ceiling.

Bedroom 4: 11' 10" x 9' 10" (3.6m x 3.0m)

Ceiling light point, secondary glazed window with original leaded lights to the front, radiator, coving to the ceiling.



Downlights, double glazed window to the front, radiator, three-piece suite incorporating a WC, pedestal sink, walking shower cubicle with electric shower, tiled walls.

Bathroom: 8' 6" x 8' 6" (2.6m x 2.6m)

Downlights, double glazed window to the front, coving to the ceiling, radiator, five piece suite incorporating a WC, pedestal sink, bidet, panel bath with mixer tap, walk in shower cubicle.

W.C:

Downlights, WC, pedestal sink, single glazed window to the side with original leaded lights, tiled walls.



Externally:

To the front of the property there is a generous block paved driveway which leads to a large double garage (approximately 8 meters in length) a lawned garden with mature perimeter borders. The rear garden is an extremely good sized offering potential for extension subject to planning. There is a large lawn with flagged patio area and a wooded area to the rear of the garden, all surrounded by mature borders.

