

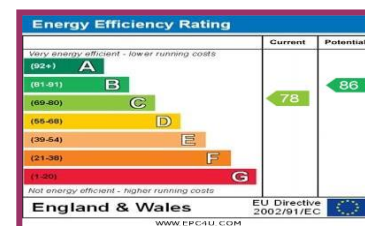
Rear Garden:

There is a lovely substantial, low maintenance garden. Leading off the patio doors, there is an Indian stone paved patio and steps lead down to a laid to lawn area, with plant and flower beds aside. There is a wooden decked patio at the bottom of the garden and a brick built detached garage/gymnasium, with an electronic roller shutter door, a UPVC double glazed window and a side door.



WHITEHALL LANE – BOLTON – OFFERS OVER £435,000

A fantastic opportunity to purchase this impressive modern detached house, situated in a desirable location. The property is only one of two built in 2015, and has been very thoughtfully designed, with accommodation over three floors and five bedrooms. The property is set within a generous sized plot, with large low maintenance gardens. Just a short stroll into to the heart of the village, there are good local amenities and fantastic scenic walks. Middlebrook retail park and the train station is close by, along with the motorway network, making this ideal for commuting throughout the northwest. The spacious accommodation briefly comprises entrance hall, guest WC room and an open plan kitchen living room. On the first floor there are three bedrooms and a shower room. The master bedroom has an en-suite bathroom. On the second floor, there are two good sized bedrooms and a family bathroom. Outside there are low maintenance gardens to the front and rear. The front garden/driveway is gated, providing ample off street parking. To the rear there is a useful detached garage/gymnasium. 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 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.



BOLTON

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall:

UPVC double glazed front door to the hallway with a radiator, fitted cloaks/storage cupboard, further built in under stairs storage cupboard, staircase to the landing.



Guest WC room:

UPVC frosted double glazed window to the front aspect, close coupled WC, wash hand basin with mixer tap, radiator, extractor fan, inset spotlights to the ceiling.

Open living kitchen:

Kitchen dining area: 18' 4" x 11' 10" (5.58m x 3.60m)

UPVC double glazed window to the front aspect, UPVC frosted double glazed door to the side aspect, contemporary fitted wall and base units with complementary work surfaces and splashbacks, integrated dishwasher, built in 'Bosch' oven, four ring gas burner hob, stainless steel extractor canopy above, integrated fridge freezer, tiled floor, inset spotlights to the ceiling.

Living area: 18' 7" x 12' 0" (5.66m x 3.65m)

Double glazed bi-folding doors to the rear garden aspect, radiator, feature fireplace and media wall, with fitted shelving and recess display lighting, radiator.



Plot Size:

Cardwells Estate Agents Bolton research shows the plot size is approximately 0.10 acres.

Approx Floor Area:

The overall approximate floor area is around 1,938 sq ft- 180.0 sq m

Tenure:

Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax:

Cardwells estate agents Bolton research shows the property is band D annual charges of £2400

Flood Risk:

Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area:

Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings:

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Arranging a mortgage:

Cardwells 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

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First Floor Landing:

From the first floor the staircase continues to the second floor landing

Master Bedroom: 18' 7" x 12' 2" (5.66m x 3.71m)

2 UPVC double glazed windows to the rear aspect, two radiators.

En-suite: 6' 6" x 5' 8" (1.98m x 1.73m)

UPVC frosted double glazed window to the side aspect, modern white suite comprising, enclosed bath with mixer tap and a shower above, wash basin with mixer tap inset to a vanity unit, close couple WC, heated towel rail, tiled floor, tiling to the walls, inset spotlights to the ceiling.



Bedroom Two: 11' 5" x 11' 2" (3.48m x 3.40m)

UPVC double glazed window to the front aspect, radiator below.

Bedroom Three: 11' 5" x 7' 0" (3.48m x 2.13m)

UPVC double glazed window to the front aspect, radiator below.



Shower Room: 5' 8" x 5' 8" (1.73m x 1.73m)

UPVC frosted double glazed window to the side aspect, contemporary white suite comprising, shower cubicle, close coupled WC, wash basin with mixer tap inset to a vanity unit, tiled floor, part tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling, extractor fan.



Second Floor Landing:

Velux double glazed skylight window, inset spotlights to the ceiling.

Bedroom Four: 12' 1" x 9' 6" (3.68m x 2.89m)

UPVC double glazed window to the rear aspect, built in eaves/storage cupboards, radiator, inset spotlights to the ceiling.

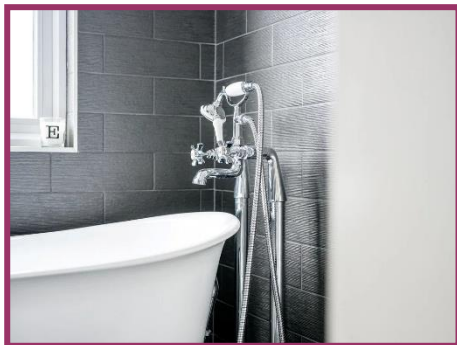
Bedroom 5/office: 11' 5" x 9' 6" (3.48m x 2.89m)

Two Velux double glazed skylight windows, built-in eaves/storage cupboards, inset spotlights to the ceiling.



Bathroom: 7' 5" x 6' 3" (2.26m x 1.90m)

UPVC frosted double glazed window to the side aspect, traditional style free standing bath with mixer tap/shower attachment, close coupled WC, wash basin with mixer tap, tiled floor, part tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling, extractor fan.



Front Garden:

There is a gated driveway/garden with a gravelled surface and a paved pathway. There is an EV PowerPoint to the front elevation and further gates give access along the side elevation.

