



**BELMONT ROAD, BOLTON, BL1 7BY**



- Beautifully presented 3 bed family home
- Reception hallway/bay fronted lounge
- Extended dining room/fitted kitchen
- Utility room/single garage/landing
- Three bedrooms, two of which are fitted
- Double driveway parking/garden to rear
- On the cusp of beautiful countryside
- Warmed by gas C.H/uPVC double glazed



**£310,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

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A beautiful three bed family home situated in a consistently popular residential area on the cusp of the countryside. In close proximity to excellent amenities including Asda with access to local transport links and in the catchment area for popular nurseries and schools. Briefly comprising: Composite entrance door, reception hallway, bay fronted lounge, dining room which is extended to the rear, professionally fitted kitchen, utility with a personal door to the garage, landing, three bedrooms, two of which are fitted and a contemporary three piece family bathroom suite. To the outside is double driveway parking giving access to a single garage and there is a low maintenance enclosed rear garden. Viewings can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Composite entrance door giving access to

**Reception hallway:** 11' 5" x 5' 9" (3.48m x 1.75m) Frosted uPVC double glazed window, wall mounted radiator.

**Lounge:** 15' 2" x 11' 10" (4.62m x 3.60m) Feature fireplace and surround, uPVC double glazed bay window, wall mounted radiator.

**Dining room:** 10' 6" x 11' 6" (3.20m x 3.50m) Wall mounted radiator, steps leading up to.

**Family room:** 9' 1" x 8' 11" (2.77m x 2.72m) uPVC double doors giving access to the garden, skylight, two wall mounted radiators.

**Kitchen:** 13' 1" x 6' 6" (3.98m x 1.98m) Professionally fitted kitchen comprising one and a half bowl sink unit with mixer tap over, base and wall units, oven, four ring hob with extractor above, complimentary tiled splash backs, worktops, uPVC double glazed window.

**Utility:** 9' 6" x 10' 7" (2.89m x 3.22m) Wall mounted gas combination boiler, uPVC door giving access to the garden, personal door giving access to the garage.

**Landing:** 7' 11" x 7' 7" (2.41m x 2.31m) Loft access point, frosted uPVC double glazed window.

**Bedroom 1:** 11' 5" x 10' 0" (3.48m x 3.05m) uPVC double glazed window, wall mounted radiator, professionally fitted wardrobes.

**Bedroom 2:** 11' 10" x 10' 2" (3.60m x 3.10m) uPVC double glazed window, wall mounted radiator.

**Bedroom 3:** 8' 11" x 7' 7" (2.72m x 2.31m) uPVC double glazed window, wall mounted radiator, professionally fitted wardrobes and bridging cabinets.

**Bathroom:** 6' 6" x 5' 4" (1.98m x 1.62m) Contemporary three piece suite comprising WC, wall mounted wash basin, walk in corner shower cubicle with mixer shower, frosted uPVC double glazed window, wall mounted radiator.

**Outside:** To the outside is double driveway parking giving access to a garage onto the rear is a low maintenance enclosed garden.

**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)

**Council tax:** Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band C with Bolton Council at an approximate cost of around £2,008.00 per annum.

**Tenure:** Cardwells estate agents Bolton research indicates the property is leasehold, 990 years from 12 May 1926

**Flood risk information:** 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.

**Thinking of selling or letting in Bolton:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells Estate Agents Bolton 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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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.

