



NEWBROOK ROAD, OVER HULTON, BL5 1ET



- Semi Detached family home
- Three bedrooms
- Two reception rooms
- Kitchen and utility
- Modern shower room
- Ample off-road parking
- Sizeable rear garden
- No onward chain delay



Offers in the Region Of £299,950

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located in the popular area of Over Hulton near Four Lane Ends and being close to excellent transport links, numerous amenities and quality schooling, this sizable three bedroom end terrace property is likely to attract a great deal of interest in the current market. The accommodation, whilst requiring some updating, is spacious and currently comprises entrance hall, lounge, dining room, fitted kitchen with utility area, three bedrooms and a modern three-piece shower. The property sits on a plot of particular good size enabling ample off-road parking to the front and side leading to the detached garage. The rear garden is a good size, well maintained with lawn and patio area. whilst rear has a sizeable garden.

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. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: Double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Radiator. Meter cupboards.

Lounge: 16' 5" x 11' 6" (5.0m x 3.5m) Double glazed window to the front television with double glazed sliding patio doors to the rear. Two radiators. Electric fire within wood and marble surround. Decorative coving to the ceiling.

Dining Room: 11' 6" x 10' 6" (3.5m x 3.2m) Double glazed bay window to the front elevation. Radiator.

Kitchen: 12' 10" x 6' 3" (3.9m x 1.9m) Two double glazed windows to the rear elevation. Range of base units with complementary work surfaces and matching wall amount of cabinets. Inset sink and drainer. Electric cooker. Plumbed for washing machine. Under stairs store. Radiator. Central heating boiler. Utility area.

Utility area: 6' 7" x 4' 11" (2.0m x 1.5m) Double glazed windows to the rear inside elevations. Double glazed door to the side elevation. Space for fridge freezer.

First floor landing: Stairs lead off the hall to the galleried first floor landing. Double glazed window to the rear elevation enjoying views over the garden. Loft access with pulldown ladder to part boarded roof.

Bedroom One: 14' 1" x 11' 6" (4.3m x 3.5m) Double glazed window to the front elevation. Radiator.

Bedroom Two: 11' 2" x 7' 10" (3.4m x 2.4m) Double glazed window to the rear elevation. Radiator.

Bedroom Three: 9' 10" x 11' 2" (3.0m x 3.4m) Double glazed window to the front television. Radiator.

Shower Room: 7' 3" x 5' 11" (2.2m x 1.8m) Double glazed window to the rear elevation. Corner shower cubicle, vanity sink with storage and dual flush WC. Radiator. Tiled elevations.

Externally: The front of the property has substantial off-road parking with space for motorhome, caravan or multiple vehicles. There is also a neat shrub filled border with path leading to the front door. The rear of the property enjoys a substantial sized rear garden with paved patio and path leading past twin lawns with mature neat shrub borders. The side of the property has a driveway leading down to the detached garage with workshop behind beyond behind attached.

Detached Garage: 27' 7" x 9' 6" (8.4m x 2.9m) Brick built garage with power, lighting and up and over door.

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold, there is also a leasehold title. The Freehold title and leasehold titles are both registered to the seller's estate. The property will be sold with both titles. The leasehold title remains in existence, so the rights are preserved for the benefit of the property.

Council tax: Cardwells estate agents Bolton research indicates the property is band C £2015 per annum

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

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

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

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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 or visiting:www.Cardwells.co.uk

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