



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	72	85

England & Wales EU Directive 2002/91/EC

WWW.EPC4U.COM



- Three Bed Semi Detached
- Three Reception Rooms
- Downstairs Shower Room
- Ensuite to First Floor
- Generous Corner Plot
- Parking for Numerous Cars
- Solar Panels
- Beautifully Presented



£265,000 Offers Over

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk



Cardwells Estate agents are delighted to bring to market this superb opportunity to acquire an extended semi detached situated in a cul de sac corner position boasting generous driveways and gardens! This ideal family home benefits from three bathrooms, three reception rooms and three bedrooms! Comprising; entrance hallway, lounge, dining room, kitchen, downstairs bedroom and an en suite. To the first floor a further three bedrooms (master en suite) and a family bathroom! Externally this property had a driveway to the front and a further driveway for numerous cars located to the right of the house. To the rear this property has a landscaped and stepped garden with artificial grass, pond, numerous seating areas and a garden room with electrics and power for a wide variety of uses! This property benefits from gas central heating and double glazing as well as having Solar Panels. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway Stairs to first floor. Radiator.

Lounge 14' 2" x 11' 9" (4.31m x 3.58m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Under stairs storage cupboard.

2nd Reception Room 8' 9" x 6' 5" (2.66m x 1.95m) UPVC double glazed window to side aspect. Radiator. Ceiling light point.

3rd Reception Room/Bedroom 4' 8' 6" x 7' 9" (2.59m x 2.36m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Door to en suite.

G/F Ensuite 7' 0" x 5' 8" (2.13m x 1.73m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Shower cubicle with overhead thermostatic shower. Low flush wc. Wash hand basin. Wall tiling and floor tiling.

Kitchen/Diner 14' 2" x 9' 3" (4.31m x 2.82m) UPVC double glazed window to rear aspect. UPVC double glazed patio doors to side garden. Radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Integrated fridge and freezer. Plumbed for washing machine.

First Floor Landing Ceiling light point. Storage cupboard. Loft access.

Bedroom 1 11' 6" x 8' 6" (3.50m x 2.59m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes. Door to en suite.

En-suite Shower cubicle with overhead thermostatic shower. Low flush wc. Wash hand basin. Towel radiator. Spot lighting.

Bedroom 2 9' 11" x 7' 9" (3.02m x 2.36m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 6' 7" x 5' 7" (2.01m x 1.70m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Over stairs storage cupboard.

Shower Room 6' 5" x 5' 4" (1.95m x 1.62m) UPVC double glazed window to rear aspect. Towel radiator. Shower cubicle with overhead thermostatic shower. Low flush wc. Wash hand basin. Wall tiled. Ceiling light point.

Externally to the front an and side a driveway for numerous cars. To the rear, a landscaped stepped rear garden with patio areas, artificial grass, pond and storage. Freestanding timber garden room with power and electrics. Space for hot tub.

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Freehold. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is C rated which is at an approximate annual cost of £2,015 (at the time of writing).

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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 estate Agents Bury 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"

