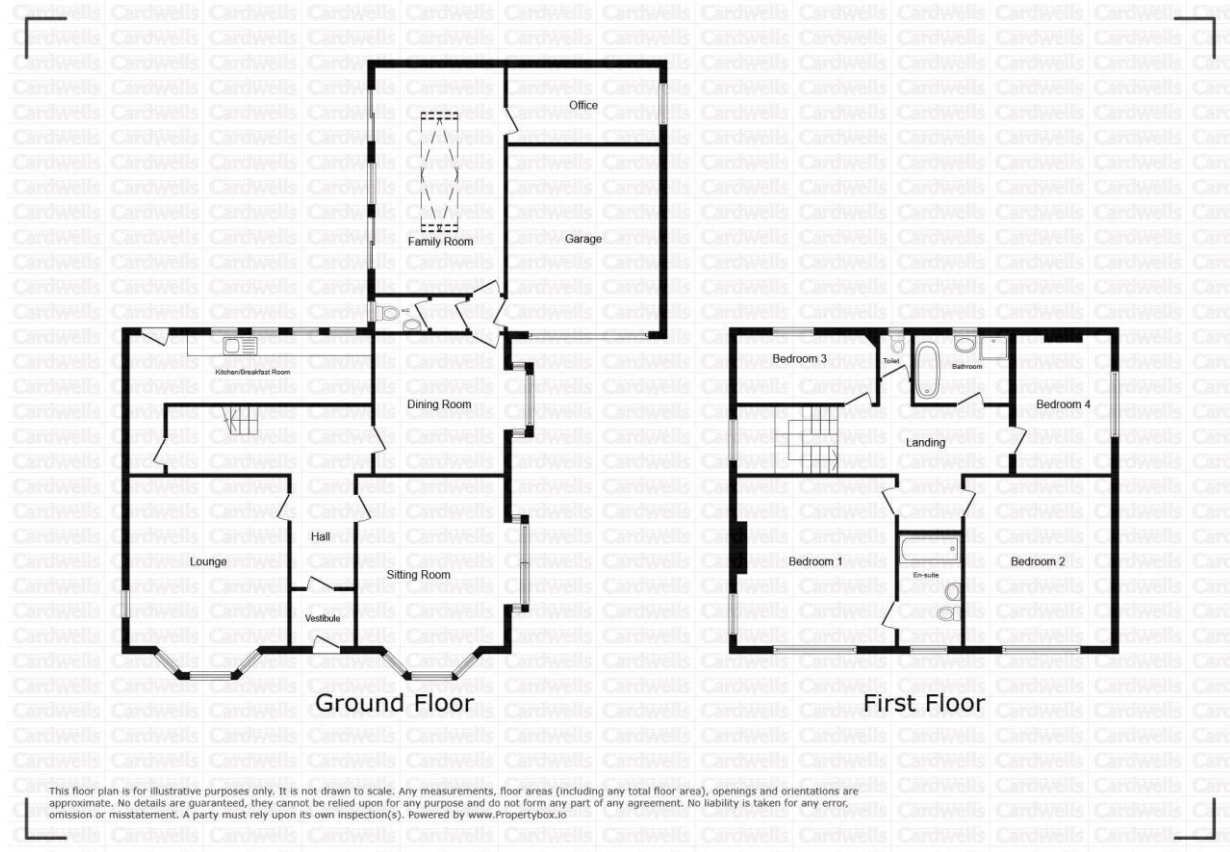


**EAST LYNNE, HARPER GREEN ROAD, DOE HEY, BL4 7HT
 OFFERS OVER £500,000**

Cardwells are delighted to offer for sale this superb double fronted detached residence which provides generously proportioned living space, which being a period property boasts many original and very attractive features, including high ceilings and some beautiful stained glass windows each of which adds to the character and charm that the property provides in abundance. The property is approached via a private and unadopted road, enjoying a quiet and leafy aspect with a sliding electric wrought iron gate giving access to the property itself having ample driveway parking facilities for 4/5 vehicles and a double garage [subject to car size]. The property is screened from the road by mature trees, shrubs and bushes. There is a front lawn and being slightly elevated, four steps lead up to the very impressive arched entrance and frontage. Presentation of the living space is excellent with stylish decor that complements the traditional ambience of the property. Warmed by a gas fired central heating system, additional benefits include double glazing, an alarm and a CCTV system. Briefly comprises integral porchway/lobby, large L shaped hallway with a wide balustraded, turning staircase off with quarter landing and feature stained glass window. Two very large reception rooms, Fitted kitchen/breakfast room, dining room, rear hallway with cloaks WC off, fabulous modern sun lounge extension with a partial sloping glass roof and two sets of patio doors that lead out to the fully enclosed and very private garden, which for convenience is fully paved and very secure. There is an office behind the garage which again is of a very good size. The first floor is not as big as the ground floor and comprises of a warm and welcoming landing, four bedrooms, the master bedroom has an en suite bathroom, the second is a large double with professionally fitted furniture and bedrooms 3 and 4 could be described as small doubles or very good single bedrooms. There is a separate WC and a family bathroom with both freestanding bath and a shower cubicle. Rarely does an opportunity arise to purchase such an attractive family home of individual design in such a pleasant location and we highly recommend the property to you. Please check out the photographs, the room sizes and the viewing video which does benefit from altitude drone views to give you a full and stunning presentation that this wonderful property deserves. Viewings are of course strictly by appointment only by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.



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



ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule: 4' 9" x 5' 11" (1.441m x 1.816m)

Double glazed arched window over the entrance door, period ceramic tiling to the walls, leaded and stained-glass windows around the leaded glass door which opens into the reception hallway.

Reception Hallway: 16' 5" x 19' 0" (5.013m x 5.796m)

Measured at maximum points. A spacious and welcoming reception hallway area with wide timber spindle staircase off to the first floor, quality flooring, radiator, spotlighting.



Lounge: 17' 6" x 15' 1" (5.343m x 4.587m)

Measured at maximum points into the bay window. This room is to the left as you step in from the front door and enjoys beautiful Parquet flooring, ceramic tiled fireplace and hearth with inset living flame gas fire and detailed timber surround and mantle, leaded stained glass double glazed window to the side, double glazed bay window to the front, two radiators, fitted blinds.



Family Room: 22' 7" x 12' 3" (6.881m x 3.723m)

Forming the majority of a fabulous extension, the family room is flooded with natural light through a large UPVC double glazed lantern central window, UPVC double glazed window to the side and the two sliding UPVC patio doors. This is a versatile and superbly presented with three radiators and quality flooring, spotlighting.



Chain Details:

At the time of writing it could be that the property is sold with no further upward chain delay, although this will be confirmed in due course.

Tenure:

We understand that the property is Leasehold enjoying the term of 999 years from the 1st of May 1925.

Bolton Council Tax:

The property is located in the borough of Bolton and the Council tax band rating is G with an approximate annual cost of around £4,000.

Flood Risk Information:

Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding.

Conservation Area.

Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Viewings:

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 at your convenience.

Thinking of selling or letting a property 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: 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.

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

Sitting Room: 18' 6" x 15' 6" (5.633m x 4.723m)

A beautiful reception room to the right of the hallway as you step in from the front door, the room is flooded with natural light from the double glazed bay window to the front and the additional stained and leaded glass double glazed windows to either side of the Inglenook style fireplace, there is beautiful timber detailing to the fireplace and above, Parquet flooring, two radiators and excellent ceiling head height of around 2.828m.



Dining Room: 14' 4" x 13' 0" (4.367m x 3.960m)

Measured at maximum points into the bay window to the side of the property, double glazed windows, radiator, Parquet flooring, bar area.



Breakfast Kitchen: 13' 7" x 22' 4" (4.151m x 6.799m)

Measured at maximum points with the kitchen and breakfast area being more accurately around 2.052 in length and 6.799 in width. A professionally fitted kitchen with a superb range of matching drawers, base and wall cabinets finished in a gloss style, double oven/grill, gas hob with extractor over, integrated fridge/freezer, integrated dishwasher and washing machine, stainless steel sink and drainer with mixer tap over, four large double glazed windows which enjoy the aspects of the rear garden, rear entrance door with single glazed window above, radiator and serving hatch to the dining room, and quality flooring, spot lighting.



Side Hall: 3' 8" x 2' 11" (1.119m x 0.901m)

Cloaks Store: 3' 3" x 2' 10" (0.980m x 0.854m)
With Door to the guest WC.

Guest WC/Washroom: 5' 9" x 3' 0" (1.760m x 0.920m)

A two-piece white suite comprising wash hand basin and WC, double glazed window, extractor, radiator.

Home office / 5th reception room: 14' 2" x 7' 2"
(4.323m x 2.178m)
Radiator, window.



First Floor Landing: 25' 6" x 10' 11" (7.77m x 3.316m)
Measured at maximum point.

Bedroom One: 15' 5" x 14' 11" (4.70m x 4.54m)
Double glazed window to the front, double glazed window to the side each with stained glass windows and fitted blinds, feature ceramic tiled fireplace with timber surrounding hearth above, radiator, quality flooring.



En-Suite Bathroom: 10' 7" x 5' 11" (3.23m x 1.8m)
Three-piece bathroom suite comprising: bath with handheld shower option, pedestal wash hand basin and WC, radiator, ceramic wall tiling, double glazed window to the front with fitted blinds.

Bedroom Two: 15' 11" x 13' 4" (4.85m x 4.07m)
A beautiful bedroom flooded with natural light from the triple glazed window to the front and the two double glazed windows to the side, all with leaded stained-glass windows above, professionally fitted bedroom furniture providing a super range of wardrobes, drawers, display shelving and bridging cabinets, radiator, quality flooring

Bedroom Three: 12' 6" x 7' 2" (3.8m x 2.18m)
UPVC window overlooking the rear garden and enjoying pleasant views, fitted wardrobes to one wall, radiator, pedestal wash hand basin.

Bedroom Four: 12' 10" x 9' 0" (3.90m x 2.75m)
Double glazed window to the side with fitted blinds, professionally fitted bedroom furniture offering an excellent range of wardrobes and storage space, wash hand basin, radiator.

Family Bathroom: 10' 7" x 5' 11" (3.23m x 1.8m)
A three-piece family bathroom suite comprising:, shower cubicle, pedestal wash hand basin and bath, stylish ceramic wall tiling, quality flooring, double glazed window with blinds, radiator with towel rail.



Separate WC. 5' 0" x 2' 9" (1.512m x 0.834m)
Window, ceramic wall tiling, quality flooring, dual flush wc.

Garage: 17' 6" x 14' 3" (5.340m x 4.338m)
A double size garage, with an up and over door, providing excellent garage parking space.

Driveway Parking:
Set behind electric wrought iron sliding vehicle access gates there is an excellent driveway parking space both in front of the property and leading towards the garage.

Plot Size:
The overall approximate plot size is around 0.15 of an acre.

Outside:
The property sits on a good size plot and is approached via a private and unadopted road, enjoying a quiet and leafy aspect. Sliding electric wrought iron gate giving access to the property itself having ample driveway parking facilities for 4/5 vehicles with additional parking to the garage. The property is screened from the road by mature trees, shrubs and bushes. There is a front lawn and being slightly elevated, four steps lead up to the very impressive arched entrance and frontage. The rear garden is predominantly paved for easy maintenance and all year round enjoyment. There is superb space for children to play.

