



HOLLOW MEADOW, RINGLEY, M26 1EE



- 2 bedroom semi detached
- Sought after location
- Cul de sac position
- Ideal 1st time purchase
- Well presented, modern interior
- Easy reach of Manchester
- Close to train station & motorway
- Viewing highly recommended



£230,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.

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



A great opportunity to purchase this lovely two bedroom semi detached house, situated in a sought after location in a popular cul-de-sac. The property is very well presented, with a modern interior. The location is ideal for commuters, with easy access to Manchester and throughout the northwest. Kearsley train station and the motorway network, are within close proximity. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises, Entrance porch, lounge and a kitchen breakfast room. Upstairs there are two bedrooms and a bathroom with a modern white suite. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance porch: Entrance porch, uPVC double glazed doors front aspect, tiled floor, composite door leading to,

Lounge 14' 8" x 12' 1" (4.47m x 3.68m) uPVC double glazed window, front aspect, radiator below, open plan spindled staircase, coving to the ceiling.



Kitchen breakfast room: 12' 0" x 9' 0" (3.65m x 2.74m) uPVC double glazed window and door, garden aspect, range of modern fitted wall and base units with complimentary worktop surfaces and splashback, built in oven and grill, four ring gas burner hob, extractor hood above, sink unit with mixer tap, integrated fridge freezer, integrated dishwasher, space for a washing machine, radiator, inset spotlights to the ceiling.

Landing: uPVC double glazed window, side aspect, access to the loft, doors lead to,

Bedroom 1: 12' 7" x 12' 1" (3.83m x 3.68m) 2 uPVC double glazed windows, front aspect, radiator below, fitted storage cupboard.

Bedroom 2: 11' 1" x 6' 10" (3.38m x 2.08m) uPVC double glazed window rear aspect, radiator below.



Bathroom: 8' 1" x 5' 0" (2.46m x 1.52m) uPVC frosted double glazed window, rear aspect, modern white suite comprising, enclosed bath with mixer tap and a shower above above, close coupled WC, wash basin with mixer tap, inset to a vanity unit, tiled floor, tiling to the walls, chrome plated towel rail, extractor fan, inset spotlights to the ceiling.

Garden: To the front there is a partially canopied tarmac surface driveway, providing ample off street parking. There is also an open plan lawned garden. Rear enclosed garden, which is mostly laid to lawn and a paved patio with plant displays.

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

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual cost of £1763

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

Conservation area: Cardwells estate agents Bolton research indicates 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 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.

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

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

