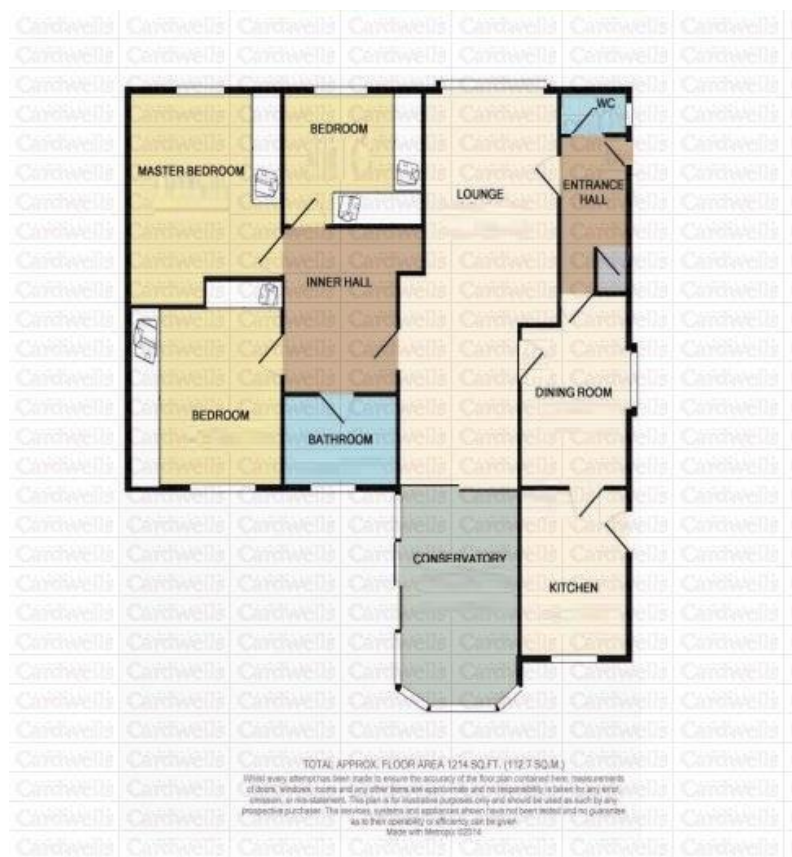




ASHDALE AVENUE, LADYBRIDGE, BL3 4PH



- Three double bedrooms
- Detached bungalow
- Quiet cul-de-sac position
- Beautifully maintained gardens
- Driveway and garage parking
- Close to schools and amenities
- Lounge/diner, breakfast room & conservatory
- Well presented throughout



Offers in the Region Of £340,000

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

BURY
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located in the highly sought after Ladybridge area of Bolton and set within a quiet cul-de-sac is this beautifully maintained three bedroom detached bungalow. The property offers generous living accommodation, landscaped gardens, and exceptional access to schools, transport links, and everyday amenities. Ashdale Avenue is a quiet, established residential street popular with families and those seeking single level living, thanks to its peaceful setting and excellent local infrastructure. The property opens into a welcoming entrance hallway leading to a cloakroom/WC, a spacious lounge/diner, a separate breakfast room, and a well-appointed kitchen. A bright conservatory overlooks the mature rear garden, providing a relaxing space throughout the year. An inner hallway serves three double bedrooms, all with fitted wardrobes and a modern three piece family bathroom, offering a practical and well-balanced layout. Externally, the bungalow enjoys well manicured gardens to both the front and rear, with mature flower beds and established borders. A driveway for two vehicles leads to a garage equipped with a stainless steel sink, space for a washing machine, and undercounter fridge and freezer, ideal for additional utility or storage. The location is one of the property strongest features. Within approximately one mile, you will find Ladybridge Primary School, Ladybridge High School, Brandwood Community Primary School, and Essa Academy, making this an ideal choice for families seeking excellent educational provision. Transport links are equally impressive, with Lostock Train Station around 1.2 miles away offering direct services to Manchester and Preston, while Horwich Parkway and Bolton Station provide further convenient rail options. Road connectivity is superb, with swift access to the M61 motorway network, ensuring easy travel across the North West. For shopping, dining, and leisure, the property is just a short drive from Middlebrook Retail & Leisure Park, home to major retailers, restaurants, a cinema, and fitness facilities. A variety of places of worship are also close by, including Deane Church, Grace Church Heaton, Claremont Church, St Peter's Church, and The Bridge Church Bolton, reflecting the area's diverse and welcoming community. This combination of spacious accommodation, beautifully kept gardens, and outstanding local amenities makes 6 Ashdale Avenue an exceptional opportunity to purchase a well located bungalow in one of Bolton's most desirable neighbourhoods. 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:

Entrance Hallway: Ceiling light point, coving to the ceiling, radiator, storage cupboard.

Cloakroom/wc: 5' 5" x 2' 9" (1.66m x 0.83m) Ceiling light point, coving to the ceiling, double glazed window to the side, wc, wash hand basin, tiled splashback to the walls.

Dining Room: 12' 6" x 8' 10" (3.8m x 2.7m) Ceiling light point, double glazed window to the side, coving to the ceiling, radiator.

Kitchen: 11' 2" x 8' 6" (3.4m x 2.6m) Ceiling light points, double glazed window to the rear, door to the side, range of fitted wall and base units with integrated one and a half bowl stainless steel sink with mixer tap and drainer, extractor fan, electric job, electric oven, dishwasher, tiled floor with splashback to the walls, radiator.

Lounge: 25' 11" x 12' 6" (7.9m x 3.8m) Ceiling light points, coving to the ceiling, living flame gas fire and surround, radiators, double glazed window to the front, double glazed sliding patio doors to the conservatory.

Conservatory: 14' 1" x 7' 7" (4.3m x 2.3m) Ceiling light point, wall lamps, radiator, laminate effect flooring, double glazed windows with sliding patio doors leading to the garden.

Inner Hallway: Ceiling light point, coving to the ceiling, radiator, loft access with pull down ladder.

Bedroom 1: 14' 1" x 11' 10" (4.3m x 3.6m) Ceiling light point, coving to the ceiling, fitted wardrobes and dresser, radiator.

Bedroom 2: 13' 5" x 11' 10" (4.1m x 3.6m) Ceiling light point, coving to the ceiling, double glazed window overlooking the rear garden, radiator, fitted wardrobes.

Bedroom 3: 10' 10" x 8' 10" (3.3m x 2.7m) Ceiling light point, coving to the ceiling, laminate flooring, radiator, fitted wardrobes and desk.

Bathroom: 8' 10" x 5' 11" (2.7m x 1.8m) Ceiling light points, double glazed window to the rear, radiator, three piece suite incorporating a vanity unit with inset sink, wc, panelled bath with mixer tap and electric shower above, tiled walls.

Garage: 17' 7" x 8' 4" (5.35m x 2.54m) Ceiling light point, up and over garage door, double glazed door to the side and double glazed window to the rear, partially used as a utility area with stainless steel sink and drainer, space for a washing machine, undercounter fridge and freezer.

Externally: The front of the property has a beautiful garden with a driveway providing off road parking for two cars, leading to the garage. To the rear of the property there is a sizeable garden with a flagged patio area and well manicured lawn with mature borders and bedding plants. To each side of the property there is gated access leading to the front.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.11 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from the date of the Lease.

Council Tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2400

Flood Risk: 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.

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.

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

