



TRENT WAY, KEARSLEY, BL4 8PT



- Well presented three bed dorma bungalow
- Cloaks Wc/staircase to the landing
- Fitted kitchen/downstairs bedroom
- Lounge/dining room/conservatory
- Landing/2 double bedrooms/shower room
- Driveway parking/detached single garage
- Vacant possession/no upward chain!
- Warmed by gas ch/upvc double glazed



£249,950

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A wonderful opportunity to purchase this very well presented three bedroom dorma bungalow with vacant possession and no upward chain via Cardwells Estate Agents Bolton. The property is of a Freehold tenure and located on Trent Way in Kearsley which is a consistently popular residential location with excellent transport links, highly regarded local schools and amenities all within close proximity. Briefly comprising: uPVC entrance door, professionally fitted kitchen with a wall mounted Worcester Bosch boiler, inner hallway, lounge, dining room, conservatory, cloaks Wc, downstairs bedroom three, landing, two upstairs double bedrooms and a very well appointed family bathroom. To the outside is double driveway parking with a low maintenance front garden giving access to a detached single garage with power and lighting and there is an enclosed garden to the rear. Viewings are readily available, seven days a week by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email bolton@cardwells.co.uk. Please watch the online walkthrough video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC entrance door into:

Kitchen: 14' 2" x 8' 10" (4.31m x 2.69m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, roll edge worktops, space for white goods, freestanding oven, wall mounted gas combination boiler, two uPVC double glazed windows

Inner Hallway: 5' 10" x 3' 3" (1.78m x 0.99m) Turning staircase to the landing, under stairs storage cupboard.

Cloaks Wc: 3' 2" x 5' 1" (0.96m x 1.55m) Two piece suite comprising WC, wash hand basin on a vanity unit, wall mounted radiator.

Lounge: 17' 4" x 10' 4" (5.28m x 3.15m) uPVC double glazed window, wall mounted radiator, feature fireplace and surround with inset electric fire.

Dining Room: 13' 4" x 10' 4" (4.06m x 3.15m) Double timber doors giving access to the conservatory, wall mounted radiator.

Bedroom Three: 10' 1" x 9' 2" (3.07m x 2.79m) uPVC double glazed window, wall mounted radiator.

Conservatory: 9' 11" x 8' 5" (3.02m x 2.56m) Brick and timber build, door giving access to the rear garden.

Landing: Built in airing cupboard.

Bedroom Two: 14' 10" x 10' 5" (4.52m x 3.17m) Professionally fitted wardrobes on cabinets with built-in vanity units, wall mounted radiator, uPVC double glazed window.

Bedroom One: 9' 7" x 16' 8" (2.92m x 5.08m) uPVC double glazed window, wall mounted radiator.

Bathroom: 9' 2" x 8' 2" (2.79m x 2.49m) Very well appointed three piece suite comprising wc, wash hand basin on a vanity unit, walk in shower cubicle with T bar mixer shower, full wall lighting, two frosted uPVC double glazed window windows, wall mounted heated towel rail.

Tenure: Cardwells Estate Agents Bolton research shows the property is of a Freehold tenure.

Council Tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of around £1,757.00 per annum.

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.

Thinking of selling or letting: 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.

Arranging a mortgage: Cardwells 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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