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**OLD BOATYARD LANE, WORSLEY, M28 2AJ**



- Impressive 4 bedroom home
- Semi detached town house
- No upward chain involved
- Excellent local amenities
- In the heart of Worsley village
- Quality modern interior
- Accommodation on 3 floors
- Master bed with dressing & shower room



**£449,950**

**BOLTON**

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A fantastic opportunity to purchase this impressive four bedroom semi detached town house, situated in the heart of Worsley Village. This very well presented property is set within a lovely position and is offered for sale with 'no upward chain involved' and has been recently decorated and carpeted. The interior is of high-quality with a Porcelanosa bathroom, en suite and guest w.c with tiled flooring throughout. The property is a short stroll to the village centre, Worsley Green and the Bridgewater Canal. Worsley village has an array of good local amenities, including restaurants, schools the 'loop line' and transport links with M60 and M62 a short distance away. Manchester City Centre, Trafford Park and the Trafford Centre are within easy reach. To fully appreciate this lovely property, please contact Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The accommodation briefly comprises, Entrance hall, guest WC, kitchen breakfast room and a spacious lounge. Upstairs you will find three bedrooms and the family bathroom on the first floor and on the second floor you will find the master bedroom with an en suite dressing room and shower room.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall:** Front door leading to the entrance hall with Porcelanosa tiled floor, radiator, staircase to the landing.

**Guest wc:** UPVC frosted double glazed window to the front aspect, Porcelanosa close coupled WC, wash hand basin with mixer tap, tiled floor, part tiling to the walls, radiator, extractor fan.

**Kitchen Breakfast Room:** 13' 5" x 7' 2" (4.09m x 2.18m) UPVC double glazed window to the front aspect, contemporary fitted wall and base units, with matching work surfaces and splashback, built in Siemens appliances including oven and hob, extractor canopy above, built in microwave oven and a dishwasher, integrated fridge freezer, built in washer dryer, tiled floor, radiator, inset spotlights to the ceiling.

**Lounge:** 18' 0" x 14' 5" (5.48m x 4.39m) UPVC double glazed French doors to the rear garden aspect, radiator, built in under stairs storage cupboard.

**First Floor Landing:** Radiator, doors lead to:

**Bedroom Two:** 10' 0" x 14' 5" (3.05m x 4.39m) 2 UPVC double glazed windows to the rear aspect, radiator below.

**Bedroom Three:** 11' 3" x 7' 6" (3.43m x 2.28m) UPVC double glazed window to the front aspect, radiator below.

**Bedroom Four:** 6' 7" x 6' 7" (2.01m x 2.01m) UPVC double glazed window to the front aspect, radiator below.

**Bathroom:** 7' 1" x 7' 8" (2.16m x 2.34m) UPVC frosted double glazed window to the side aspect, Porcelanosa white suite comprising, tiled enclosed bath with mixer tap/shower attachment, close coupled WC, wash hand basin with mixer tap, tiled floor, tiling to the walls, radiator, inset spotlights, extractor fan.

**Second Floor Landing:** From the first floor landing the staircase continues to the second floor, radiator, door leading to:

**Master Bedroom:** 18' 3" x 14' 5" (5.56m x 4.39m) 2 UPVC double glazed windows, dual aspect, double glazed Velux skylight window, radiator.

**Dressing Room:** 8' 2" x 5' 7" (2.49m x 1.70m) Access to the loft, door leads to a walk in eaves/storage room.

**Storage Room:** 14' 5" x 3' 6" (4.39m x 1.06m) Central heating boiler.

**En-suite Shower Room:** 6' 7" x 5' 7" (2.01m x 1.70m) Porcelanosa white suite comprising, shower cubicle, wash hand basin with mixer tap, close coupled WC, tiled floor, tiling to the walls, radiator, inset spotlights, extractor fan.

**Outside:** There is a double width driveway providing off street parking and access along the side elevation leading to

**Rear Garden:** The garden is mostly laid to lawn, with a paved patio.

**Viewings:** Please contact Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Council tax:** Cardwells estate agents Bolton research indicates the property is band E annual cost of £2997

**Tenure:** Cardwells estate agents Bolton research indicates the property is leasehold 250 years from 1 June 2008

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a 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:** 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](mailto:bolton@cardwells.co.uk) or visit:

[www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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