

SILVERTON GROVE, ASTLE BRIDGE, BL1 8TB

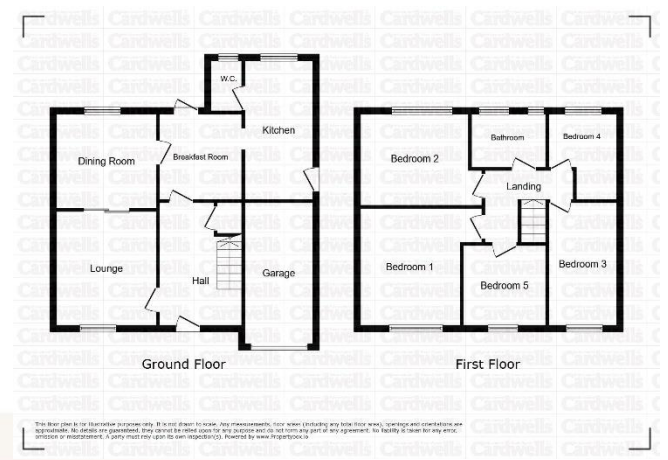
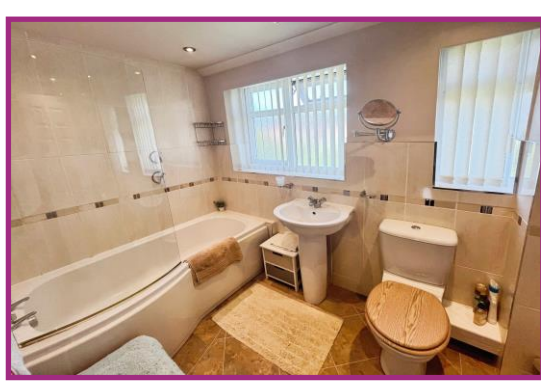


- No onward chain
- Extended detached home
- Five bedrooms
- Three reception rooms
- Beautiful gardens
- Driveway and garage parking
- Family bathroom and cloakroom/wc
- Close to local amenities & commuter routes



Offers in the Region Of £400,000

<p>BOLTON 11 Institute St, Bolton, BL1 1PZ T: 01204 381 281 E: bolton@cardwells.co.uk</p>	<p>BURY 14 Market St, Bury, BL9 0AJ T: 0161 761 1215 E: bury@cardwells.co.uk</p>	<p>LETTINGS & MANAGEMENT 11 Institute St, Bolton, BL1 1PZ T: 01204 381 281 E: lettings@cardwells.co.uk</p>
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A wonderful opportunity to acquire a substantial detached family home that has been lovingly owned and carefully extended over the years, occupying an enviable position within a well-established and highly regarded residential cul-de-sac in the heart of Astley Bridge. Offering spacious and versatile accommodation throughout, this well-maintained property is ideally suited to growing families seeking generous living space, excellent gardens and convenient access to local amenities. The accommodation briefly comprises a welcoming entrance hallway leading to a spacious lounge, separate dining room, breakfast room, fitted kitchen and a useful ground floor WC.

The layout has evolved over time to meet the needs of modern family living, creating a practical and flexible home with ample space for both everyday life and entertaining. To the first floor are five well-proportioned bedrooms, one of which is currently utilised as a home office, making it ideal for those who work remotely. The bedroom accommodation is served by a three-piece family bathroom. Externally, the property continues to impress. To the front is a beautifully maintained lawned garden with attractive flower beds and established planting, together with a large block-paved driveway providing ample off-road parking and leading to the integral garage. The rear garden is a true credit to the current owners, featuring a patio seating area, manicured lawn, mature flower beds and borders, together with space for a greenhouse, shed and summer house. The rear boundary is enclosed by a wall, providing an excellent degree of privacy and creating a peaceful outdoor retreat. Silverton Grove enjoys a convenient location within Astley Bridge, one of Bolton's most sought-after residential areas. A number of well-regarded schools are situated within approximately one mile of the property, including St Paul's CE Primary School, Holy Infant & St Anthony RC Primary School, Sharples School, Thornleigh Salesian College and High Lawn Primary School. The property is also ideally placed for commuters, with easy access to Blackburn Road (A666), providing direct routes into Bolton town centre and towards Blackburn, whilst the M61 motorway network is readily accessible for travel throughout the North West. Regular bus services operate through Astley Bridge and Hall i' th' Wood railway station is within easy reach. A variety of local amenities can be found nearby including the Astley Bridge shopping district, supermarkets, independent retailers, cafes and restaurants. Places of worship within the local area include St Paul's Church, Holy Infant & St Anthony Church to name a few.

For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

Entrance hallway: Ceiling light point, coving to the ceiling, radiator downstairs storage, stairs leading to the first floor.

Lounge: 13' 10" x 12' 1" (4.21m x 3.69m) Ceiling light point, coving to the ceiling, radiator, living flame gas fire, double glazed window to the front, sliding doors to the dining room.

Dining room: 10' 1" x 9' 7" (3.08m x 2.91m) Ceiling light point, coving to the ceiling radiator, double glazed window overlooking the garden.

Breakfast room: 10' 0" x 8' 10" (3.05m x 2.70m) Ceiling light point, coving to the ceiling, radiator, double glazed door leading to the patio area.

WC: 4' 10" x 3' 7" (1.48m x 1.09m) Ceiling light point, extractor fan, double glazed window to the rear, wc, pedestal sink, radiator, tiled splashback to the walls.

Kitchen: 14' 10" x 7' 3" (4.53m x 2.21m) Ceiling light point, double glazed window overlooking the rear garden, door to the side, radiator, range of fitted wall and base units with integrated one and a half bowl stainless steel sink with mixer tap and drainer, extractor fan, five ring gas hob, double electric oven, space for a fridge/freezer, washing machine, dishwasher, tiled splashback to the walls.

Landing: Ceiling light point, loft access with pull down ladder.

Bedroom 1: 12' 6" x 10' 8" (3.81m x 3.26m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes and drawers.

Bedroom 2: 11' 7" x 9' 9" (3.52m x 2.98m) Ceiling light point, coving to the ceiling, double glazed window overlooking the rear garden, fitted wardrobes.

Bedroom 3: 13' 0" x 7' 3" (3.97m x 2.22m) Ceiling light point, double glazed window to the front, radiator.

Bedroom 4: 9' 2" x 7' 3" (2.80m x 2.21m) Ceiling light point, radiator, double glazed window overlooking the garden to the rear, currently used as an office/study.

Bedroom 5: 8' 10" x 8' 6" (2.68m x 2.60m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

Family bathroom: 8' 2" x 5' 9" (2.50m x 1.74m) Downlights, extractor fan, radiator, two double glazed windows to the rear, wall mounted vertical ladder radiator, three piece suite incorporating a wc, pedestal sink, panelled bath with electric shower above, tiled splashback to the walls.

Outside: To the front of the property there is a well kept lawn with flower beds and a large block paved driveway leading to the integral garage. The rear garden is beautifully presented with a manicured lawn surrounded by flower beds and borders. There is a good sized patio area, ideal for barbecuing and space for a shed, greenhouse and summerhouse.

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 1 January 1970

Council tax: Cardwells estate agents Bolton research indicates the property is band D £2400

Viewings: Please call Cardwells estate agents Bolton to arrange a viewing on 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

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.

Total area: Cardwells estate agents Bolton research indicates the property is approximately 1,316sq ft

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