



Independent Estate Agents
Cardwells Est. 1982

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BARNFIELD CLOSE, EGERTON, BL7 9UP



- Stylish semi detached
- Three bedrooms
- Extended accommodation
- Stunning dining kitchen
- Modern lounge
- Three piece bathroom
- Gardens to front and rear
- No onward chain delay

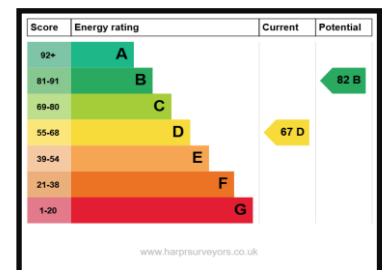


Offers in the Region Of £290,000

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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.

This stylish, Freehold semi detached property is located in the highly regarded area of Edgerton and occupies a good position on this quiet cul-de-sac of similar style housing. Situated close proximity to countryside, Egerton itself is well regarded having excellent schooling, road links, eateries, bars and a variety of shops and amenities. The extended accommodation provides for stylish and comfortable living and currently comprises entrance porch, lounge, extended dining kitchen, three bedrooms and bathroom with three-piece suite. Externally the front of the property has a block paved driveway leading past a lawn and continues around the side to the detached single garage. The rear enjoys a good sized garden with stone patio leading onto lawn and further deck patio area beyond. It is fence closed with shrub borders and enjoys pleasant distant views. Early viewing of this lovely home is advised and, in the first instance can be via our virtual viewing video and then in person by calling our Cardwells Estate Agents Bolton office on (01204) 381281 or emailing bolton@cardwells.co.uk or online [@cardwells.co.uk](https://www.cardwells.co.uk).

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: 5' 3" x 3' 3" (1.6m x 1.0m) Porch. 1.6 m x 1.0 m. Double glazed windows to the side elevations. Double glazed door to the front elevation. Tiled floor. Glazed door leading into the lounge.

Lounge: 15' 5" x 13' 5" (4.7m x 4.1m) Double glazed window to the front elevation. Stairs lead off to the first floor landing. Recessed living flame gas fire in marble surround. Under stairs storage.

Dining kitchen: 15' 5" x 14' 9" (4.7m x 4.5m) Double glazed windows to the rear and side elevations with double glazed sliding patio doors to the rear. Two skylight windows. Range of base units with contrasting work surfaces and wall mounted cabinets. Inset one and a half bowl sink and drainer. Six burner electric cooking range. Extractor hood. Space for American style fridge / freezer. Integrated dishwasher. Plumbed for washing machine. Central Island to match the units. Tiled floor. Recessed spotlights.

First floor landing: Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation. Loft access with pull down ladder leading to part boarded roof space.

Bedroom One: 9' 6" x 9' 10" (2.9m x 3.00m) Double glazed window to the rear elevation. Fitted wardrobes with sliding mirror front doors and drawer unit. Radiator.

Bedroom Two: 10' 10" x 7' 10" (3.3m x 2.4m) Double glazed window to the front elevation. Airing cupboard. Radiator.

Bedroom Three: 8' 2" x 7' 3" (2.5m x 2.2m) Double glazed window to the front elevation. Cabin bed. Radiator.

Shower Room: 6' 11" x 5' 3" (2.1m x 1.6m) Double glazed window to the rear elevation. Three piece suite comprising walk-in shower cubicle, pedestal wash hand basin and close coupled WC. Tiled elevations. Chrome heated towel rail.

Externally: The front of the property has a block paved driveway leading past a lawn and continues around the side to the detached single garage. The rear enjoys a good sized garden with stone patio leading onto lawn and further deck patio area beyond. It is fence closed with shrub borders and enjoys pleasant distant views.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2133

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

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

