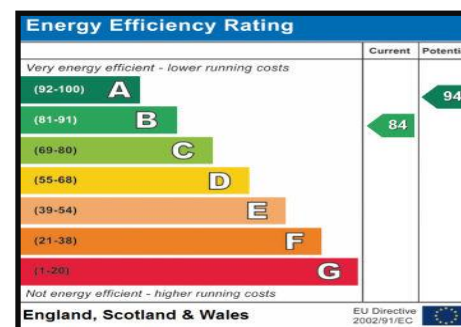
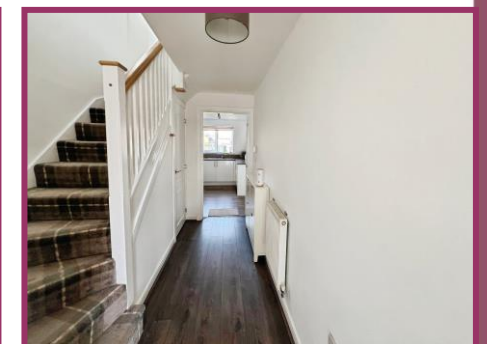




COTTON MEADOWS, ASTLEY BRIDGE, BL1 8GA



- Very well presented three bed detached
- Double driveway parking/detached garage
- Reception hallway/lounge with media wall
- Well appointed open plan dining kitchen
- Landing/3 bedrooms/2 fitted/ensuite
- Three piece family bathroom suite
- Close to excellent transport links
- Freehold tenure/viewing recommended



£290,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton offer to the market this very well presented three bedroom detached property on the ever popular Cotton Meadows in Astley Bridge. Boasting accommodation of approximately 1101 ft.² and briefly comprising: composite entrance door, reception hallway, cloaks wc, lounge with media wall, well appointed open plan dining kitchen, landing, three bedrooms, bedroom one is fitted with an en-suite along with a three piece family bathroom suite. To the outside there is a double driveway parking giving access to a detached garage and there is a large laid to lawn rear garden. 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:

Hallway: 16' 11" x 6' 10" (5.15m x 2.08m) Composite entrance door into the hallway with wall radiator, turning staircase to the landing, under stairs storage cupboard.

Cloaks Wc: 6' 2" x 3' 2" (1.88m x 0.96m) Two piece suite comprising wc, pedestal wash hand basin, wall mounted radiator, frosted uPVC double glazed window.

Lounge: 17' 10" x 11' 0" (5.43m x 3.35m) Built in media wall, uPVC double glazed bay window, wall mounted radiator.

Dining kitchen: 11' 9" x 18' 3" (3.58m x 5.56m) Well appointed high gloss kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base and wall units, integrated appliances, four ring hob with extractor above, cupboard housing the gas boiler, two wall mounted radiators, double uPVC doors giving access to the rear garden.

Landing: 12' 3" x 8' 8" (3.73m x 2.64m) uPVC double glazed window, loft access point, built in cupboard housing the pressurised water tank.

Bedroom One: 12' 2" x 9' 3" (3.71m x 2.82m) Built in wardrobes, uPVC double glazed window, wall mounted radiator.

En-Suite: 5' 10" x 6' 5" (1.78m x 1.95m) Three piece suite comprising wc, pedestal wash basin, walk in shower cubicle with T bar mixer shower, frosted uPVC double glazed window, wall mounted radiator.

Bedroom Two: 11' 8" x 9' 3" (3.55m x 2.82m) uPVC double glazed window, wall mounted radiator.

Bedroom Three: 9' 3" x 8' 8" (2.82m x 2.64m) uPVC double glazed window, wall mounted radiator, fitted wardrobes.

Family Bathroom: 5' 6" x 6' 8" (1.68m x 2.03m) Three piece suite comprising wc, pedestal wash basin, bath, wall mounted radiator, frosted uPVC double glazed window.

Outside: There is driveway parking giving access to a single garage with power and lighting and there is a large laid to lawn rear garden.

Plot Size: Cardwells Estate Agents Bolton pre-market research indicates that the plot size is approximately 94m².

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

Flood risk information: Cardwells Estate Agents Bolton pre-market research indicates that 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.

Council Tax: Cardwells Estate Agents Bolton pre-market research indicates that the property is council tax band D and the current cost is approximately £2,400.00 per annum payable to Bolton council.

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

