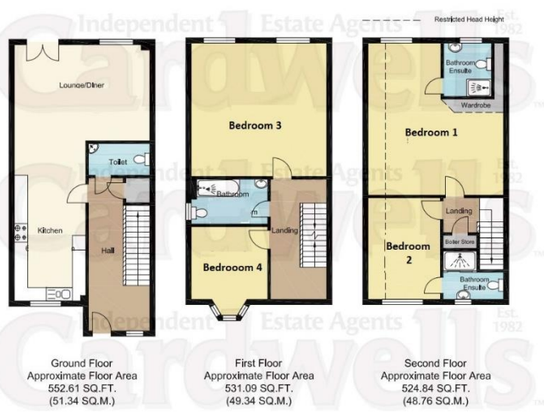



TOTAL APPROX FLOOR AREA 1608.55 SQ.FT. (149.44 SQ. M.)

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# REECETON GARDENS, BOLTON, BL1 5BG



- Beautiful 4 bedroom townhouse
- Accommodation over 3 levels
- Walking distance to Bolton School
- Two en suite shower rooms
- White family Bath Rm & GF Guest WC
- Open plan kitchen / Diner / Living Rm
- Driveway parking adjacent to home
- Much admired Bellway cul de sac dvlpmnt





## £260,000


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Incorporating: Wright Dickson & Catlow, WDC Estates

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Situated within a much admired Bellway development which is only circa 18 years old, is this superb four bedroom family home. The location is superb being on a cul-de-sac with little passing traffic and situated away from Chorley New Road, yet still within walking distance of Bolton school and the Retreat restaurant. Superbly presented home offers accommodation which extends to around 1603 ft.² and briefly comprises: reception hallway, guest WC, stylish white professionally fitted kitchen with integrated appliances, the kitchen directly opens into the lounge/diner complete with patio doors off to the rear garden. The first floor landing, superb third bedroom which could possibly be modified to create either an additional bedroom or perhaps an additional reception room, bedroom four and white three-piece family bathroom suite. Upper floor landing, fabulous master bedroom complete with en-suite shower room, second bedroom again complete with en-suite shower room. There is private off-road driveway car parking to the side of the property. The family home benefits from Hammond fitted furniture, quality carpeting, stylish decorations, UPVC double glazing, gas central heating and a security alarm system. It is offered for sale potentially with no further upward chain delay (to be confirmed). There really is a great deal to admire. In the first instance, there is a walk-through viewing video available to watch, and then 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

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Appropriate floor area:** The overall approximate floor area extends to around 1,603 sq ft / 149 sq mtrs.

**Reception Hallway:** 13' 0" x 8' 1" (3.968m x 2.476m) Welcoming reception hallway with spindle staircase off to the first floor, UPVC window to the front with fitted blinds, quality entrance door, radiator, stairs storage space.

**Kitchen:** 14' 7" x 8' 9" (4.449m x 2.655m) A professionally fitted modern white gloss fitted kitchen with an excellent range of matching drawers, base and wall cabinets, integrated dishwasher, washing machine and fridge freezer, double oven/grill, gas hob with matching extractor over. Stainless steel sink and drainer with mixer tap over, complementary ceramic wall and floor tiling, ceiling spotlighting, UPVC window to the front with fitting blinds. The kitchen opens up directly into the lounge/diner and is flooded with natural light from the double patio doors which open out onto the rear garden.

**Lounge / Diner:** 16' 7" x 11' 9" (5.052m x 3.569m) The lounge / diner opens directly from the kitchen and creates a modern open plan living space, UPVC double glazed patio double doors that open out onto the rear garden, UPVC window overlooking the rear garden, quality thick carpeting.

**First Floor Landing:** 14' 4" x 7' 3" (4.363m x 2.221m) Stylish decorative wallpaper, radiator, lovely soft carpeting.

**Bedroom Three:** 16' 5" x 10' 11" (5.015m x 3.340m) A beautiful bedroom with 2 UPVC windows to the rear and two radiators complemented by fitted wardrobes/storage space to one wall. Spotlighting in addition to the central light fitting. Although this bedroom does not have an en-suite could be an ideal master bedroom or perhaps it may be suitable as an alternative use as an additional reception room.

**Bedroom Four:** 9' 6" x 8' 9" (2.883m x 2.679m) Quality professionally fitted furniture provides wardrobes and dressing/study space, UPVC bay window to the front with fitted blinds, radiator, soft carpeting.

**Bathroom:** 8' 9" x 5' 5" (2.661m x 1.656m) A stylish white three piece bathroom suite comprising: bath with shower over and folding glass shower screen, dual flush WC and wash hand basin with built on storage space, heated towel rail, UPVC window, stylish ceramic wall tiling, extractor.

**Upper Floor Landing:** 7' 7" x 4' 11" (2.304m x 1.490m) Tastefully decorated stairs and landing area with soft carpeting, boiler/storage space which contains the Potterton power max HE boiler.

**Bedroom One:** 16' 8" x 12' 11" (5.080m x 3.945m) Measured at absolute maximum points. This is one of the bedrooms that would be suitable to use as the master bedroom. There is a full range of professionally fitted furniture providing an abundance of wardrobe/storage space, chest of drawers, storage cabinets and matching bedside drawers, UPVC window to the rear, radiator, feature light fitting and spotlighting, feature wallpaper to one wall, soft carpeting.

**En-suite Shower Room:** 6' 6" x 5' 2" (1.972m x 1.578m) A three-piece shower room suite comprising generously sized glass shower enclosure with folding door, dual flush WC, and wash hand basin with built storage space, heated towel rail, UPVC window, lovely ceramic wall tiling, extractor, shaving point and fitted glass shelf.

**Bedroom Two:** 13' 4" x 8' 10" (4.068m x 2.684m) UPVC window to the front, radiator, soft carpeting, professionally fitted furniture providing tall wardrobes and dressing/study space.

**En-suite Shower Room:** 7' 5" x 6' 7" (2.263m x 1.995m) Measured at maximum points into the shower enclosure. Three piece shower enclosure comprising tiled shower area with folding glass shower door, dual flush WC and wash hand basin with built under storage space, radiator, ceramic wall tiling, UPVC window to the front.

**Plot Size:** The overall approximate plot size is around 0.03 of an acre.

**Parking:** There is private off-road driveway parking to the side of the property. This is quite unusual for this development as most of the parking is on a separate car park, having the driveway next to the property is a superb advantage.

**Rear Garden:** Laid Astroturf with a brick barbecue area and is ideal for alfresco dining and sitting out. All of the gardens open up directly onto a more communal grass and woodland area beyond the perimeter of the property.

**Chain Details:** The property could be offered for sale with no further upward chain. Although at the time of writing this has not been confirmed.

**Council Tax:** The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is E at an annual cost of around £2,625 per annum.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 January 2005.

**Conservation Area:** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

**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









