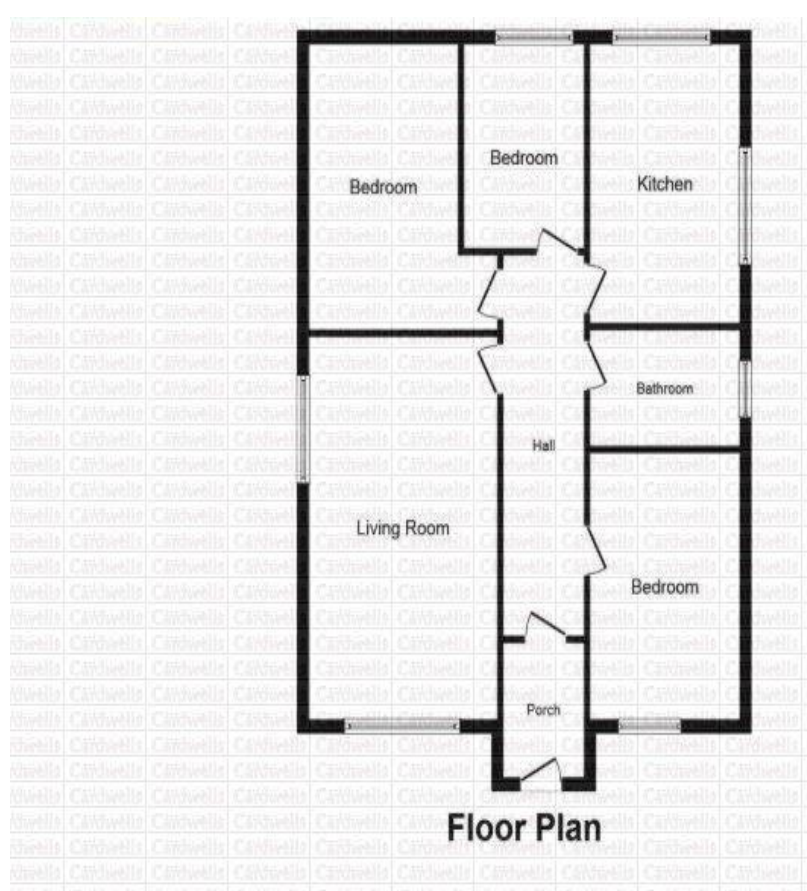




Independent Estate Agents
Cardwells
 www.cardwells.co.uk

KINROSS DRIVE, LADYBRIDGE, BL3 4NW



- Beautifully presented detached bungalow
- Three double bedrooms
- Modernised throughout
- Solar panels
- Roof renewed in the last couple of years
- Low maintenance gardens
- Popular Ladybridge location
- Close to amenities and commuter routes



Offers in the Region Of £365,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY

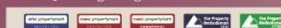
14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Independent Estate Agents
Cardwells
 Est. 1982

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.



Situated within the highly regarded Ladybridge residential estate, this beautifully presented three double bedroom detached bungalow has been lovingly modernised throughout and provides stylish, ready-to-move-into accommodation, ideal for a wide range of purchasers. The current owners have significantly improved the property in recent years, including the installation of solar panels and the replacement of both the bungalow and garage roofs, offering buyers peace of mind alongside improved energy efficiency. The accommodation is thoughtfully arranged and briefly comprises a welcoming porch, hallway, three generous double bedrooms, a spacious lounge/dining room and a contemporary fitted kitchen featuring both gas and electric hobs, providing excellent flexibility for modern family living. Completing the internal accommodation is a stunning four-piece bathroom suite incorporating a WC, vanity unit with inset wash hand basin, freestanding bath and a walk-in shower cubicle. Externally, the property continues to impress with its attractive low-maintenance design. To the front, a substantial concrete imprinted driveway provides ample off-road parking for multiple vehicles and extends around the property as a pathway. The enclosed rear garden has been designed for an easy upkeep and enjoyment, featuring a raised covered patio seating area, perfect for outdoor dining and entertaining, together with an artificial lawn creating a practical and attractive outdoor space all year round. Ladybridge remains one of Bolton's most sought-after residential locations, offering excellent access to a wealth of local amenities and transport links. The property is conveniently situated close to Ladybridge High School, New York Primary School and St Bernard's RC Primary School, making it an excellent choice for families. A range of everyday amenities, supermarkets, cafés and retail outlets can be found nearby, whilst Middlebrook Retail & Leisure Park, Bolton town centre and the popular areas of Lostock and Heaton are all within easy reach. For commuters, the property enjoys excellent connectivity with convenient access to the M61 motorway network, providing routes towards Manchester, Preston and beyond. Regular local bus services operate throughout the Ladybridge area, whilst nearby railway stations offer further transport options for those travelling across Greater Manchester and the North West. This exceptional bungalow combines modern living, energy efficiency and a highly desirable location, creating a fantastic opportunity for buyers seeking a quality home in one of Bolton's most popular residential areas. Early viewing is highly recommended to fully appreciate the standard of accommodation 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 6' 9" x 5' 9" (2.07m x 1.75m) Wall lamp, double glazed windows to the front and the side, tiled floor, storage cupboard.

Hallway: 19' 9" x 4' 11" (6.01m x 1.51m) Ceiling light point, coving to the ceiling, radiator, tiled floor.

Lounge: 19' 11" x 11' 11" (6.07m x 3.62m) Ceiling light points, coving to the ceiling dual aspect double glazed windows to the front and the side, radiator.

Kitchen: 14' 5" x 9' 5" (4.40m x 2.86m) Ceiling light point, downlights, dual aspect double glazed windows to the rear and the side, range of fitted wall and base units with complementary quartz worktops, integrated sink with mixer tap and drainer, extractor fan, electric hob and additional two ring gas hob, electric oven, washing machine, freezer, space for an American style fridge/freezer, tiled floor, wall mounted vertical anthracite radiator.

Bedroom 1: 14' 11" x 9' 3" (4.55m x 2.82m) Ceiling light point, coving to the ceiling, radiator, double glazed window overlooking the rear garden.

Bedroom 2: 13' 0" x 9' 5" (3.96m x 2.87m) Ceiling light point, coving to the ceiling, radiator, double glazed window to the front.

Bedroom 3: 11' 1" x 7' 7" (3.37m x 2.30m) Ceiling light point, coving to the ceiling, radiator, loft access, double glazed window overlooking the rear garden.

Bathroom: 9' 3" x 6' 9" (2.83m x 2.07m) Downlights, double glazed window to the side, wall mounted vertical radiator, four piece suite incorporating a wc, vanity units with inset sink, free standing bath with mixer tap, walk in shower cubicle, tiled floor and walls.

Garage: 16' 10" x 8' 6" (5.12m x 2.58m) Currently used for storage with an up and over electric garage door and a handy cloakroom/wc.

Externally: To the front of the property there is a concrete imprinted driveway with space for multiple vehicles. The concrete imprinted driveway continues as a path all around to the rear garden which is low maintenance, with a raised flagged patio which is undercover and an artificial lawn.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.10 acres.

Approx Floor Area: The overall approximate floor area is around 87 square metres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from the date of the Lease.

Council Tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2400

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.

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

