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WINTERFIELD DRIVE, MIDDLE HULTON, BL3 4TE



- 5 bedroom detached house
- Extended accommodation
- Lovely spacious family home
- No upward chain involved
- Sought after location
- Large living room, sitting room
- Kitchen dining room, WC room
- Master bed with en-suite bathroom



Offers in the Region Of £450,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A great opportunity to purchase this lovely five bedroom detached family house and is tucked away on Winterfield Drive, on a generous sized plot. The property has the advantage of 'no upward chain involved' and has been extended. The generous size house has a large living room, a sitting room/games room, WC room, a fitted kitchen dining room and a utility room. There are five good sized bedrooms, with the master bedroom having a modern en-suite bathroom. There is a driveway and an open plan laid to lawn garden to the front. There is a generous sized rear garden which is mostly laid to lawn with a paved patio and tree displays. Situated on Winterfield Drive just off Hulton Lane, close to excellent amenities, including the motorway network, good schools and shops. Viewing is highly recommended to fully appreciate this lovely property, through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk. The accommodation briefly comprises Reception hall, WC room, launch living room, sitting room/games room, kitchen dining room and the utility room. Upstairs there are five bedrooms and a shower room. The master bedroom has an en suite bathroom. The property also benefits from UPVC double glazing to the majority and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hall: Double glazed front door into the hallway with a radiator, spindled staircase to the landing, coving to the ceiling, doors lead to:

Guest WC: UPVC frosted double glazed window to the front aspect, close coupled WC, wash basin with mixer tap inset to a vanity unit, radiator, tiled splashbacks.

Lounge: 33' 0" x 10' 10" (10.05m x 3.30m) UPVC double glazed French doors to the rear aspect UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side aspect, feature marble fireplace incorporating a living flame gas fire, with an ornate surround, three radiators, inset spotlights, coving to the ceiling.

Sitting Room: 17' 10" x 7' 6" (5.43m x 2.28m) UPVC double glazed window to the front aspect, radiator.

Kitchen dining room: 11' 7" x 16' 6" (3.53m x 5.03m) UPVC double glazed French doors and a UPVC double glazed window to the rear aspect, modern fitted wall and base units with complementary work surfaces, splashbacks, built in oven, four ring gas burner hob, stainless steel extract canopy above, space for an American style fridge freezer, tiled floor, two radiators.

Utility Room: 5' 2" x 7' 6" (1.57m x 2.28m) Timber framed door to the side aspect, fitted base units and work surface, space for a washing machine, tiled floor, radiator.

Landing: Fitted airing cupboard, access to the loft, doors lead to:

Master Bedroom: 12' 3" x 11' 0" (3.73m x 3.35m) UPVC double glazed window to the front aspect, radiator below, fitted wardrobes and a dressing table unit.

En-Suite: 7' 0" x 5' 8" (2.13m x 1.73m) UPVC frosted double glazed window to the side aspect, modern white suite comprising, enclosed bath with mixer tap/shower unit, close coupled WC, wash basin with mixer tap inset to a vanity drawer unit, tiled floor, part tiling to the walls, heated towel rail, inset spotlights, extractor fan.

Bedroom Two: 11' 8" x 15' 3" (3.55m x 4.64m) 2 UPVC double glazed windows to the front aspect,, built in wardrobe, two radiators, inset spotlights to the ceiling.

Bedroom Three: 10' 10" x 11' 7" (3.30m x 3.53m) UPVC double glazed window to the rear aspect, radiator below, fitted wardrobes with overhead storage cupboards.

Bedroom Four: 7' 5" x 16' 7" (2.26m x 5.05m) 2 UPVC double glazed windows to the rear aspect, radiator.

Bedroom Five: 11' 1" x 7' 7" (3.38m x 2.31m) 2 UPVC double glazed windows to the side aspect, radiator below.

Shower Room: Contemporary white suite comprising, shower cubicle, close coupled WC, wash basin with mixer tap inset to a vanity unit, tiled floor, part tiling to the walls, heated towel rail, extractor fan, inset spotlights.

Outside: There is a driveway and an open plan laid to lawn garden aside. An open column porch leads to the front door, with access along the side elevation to the rear garden. There is a generous sized rear garden which is mostly laid to lawn with a paved patio and tree displays.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.11 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band E annual charges of £2933

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.

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

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