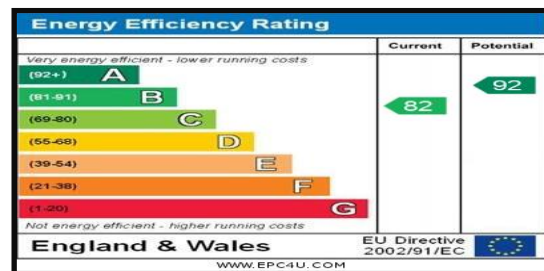


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co



COTTON MEADOWS, BOLTON, BL1 8GA



- Detached family home
- No upward chain involved
- Popular & convenient location
- 4 bedrooms, 2 reception rooms
- Master bed with en suite
- Close to excellent amenities
- Walking distance to train station
- Viewing recommended



Offers in the Region Of £350,000

BOLTON

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

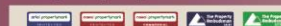
BURY

14 Market St, Bury, BL9 0AJ
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LETTINGS & MANAGEMENT

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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.



Cardwells are delighted to offer for sale this lovely four bedroom detached family home, situated in a very popular and convenient location. The area is well served with local amenities including Hall it h wood train station, primary and secondary schools, Crompton Way and the motorway networks are all close by. Our clients have informed us, that there is no upward chain involved. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, alternate cardwells.co.uk The accommodation briefly comprises, Reception hall, guest WC, lounge, kitchen breakfast room and a dining room. Upstairs there are four bedrooms and a family bathroom. The master bedroom has a modern en suite shower room. Outside, there are gardens the front and rear, along with the driveway which leads to a single garage. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Reception hall: Tiled floor, radiator, fitted storage cupboard, built-in under stairs storage, staircase to the landing.

WC: Close coupled WC, wash basin, with mixer tap, tiled floor, half tiling to the walls, chrome plated towel rail, extractor fan.

Lounge: 15' 1" x 11' 3" (4.59m x 3.43m) uPVC double glazed French doors, rear garden aspect, radiator.

Kitchen: 17' 11" x 7' 9" (5.46m x 2.36m) uPVC double glazed French doors, garden aspect, range of modern fitted wall and base units, with complimentary work surfaces and splashbacks, stainless steel sink unit with mixer tap, space for an American style fridge freezer, space and plumbing for a washing machine and a tumble dryer, built-in oven, four ring gas burner hob, stainless steel extractor canopy above, tiled floor.

Dining room: 9' 3" x 7' 9" (2.82m x 2.36m) uPVC double glazed window, front aspect, radiator below.

Landing: Built-in storage cupboard, access to the loft, radiator.

Master bedroom: 12' 6" x 9' 11" (3.81m x 3.02m) Two uPVC double glazed windows front aspect, fitted wardrobes, radiator.

En suite shower room: uPVC frosted double glazed window, side aspect, shower cubicle close coupled WC, wash basin with mixer tap, tiled floor, part tiling to the walls, extract fan.

Bedroom 2: 12' 6" x 8' 6" (3.81m x 2.59m) uPVC double glazed window, front aspect, radiator below, fitted wardrobes.

Bedroom 3: 10' 11" x 7' 9" (3.32m x 2.36m) uPVC double glazed window rear aspect, radiator below, fitted wardrobes.

Bedroom 4: 9' 9" x 8' 10" (2.97m x 2.69m) uPVC double glazed window, rear aspect, radiator below.

Bathroom: uPVC frosted double glazed window, rear aspect, modern white suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin with mixer tap, tiled floor, tiling to the walls, chrome plated towel rail, extractor fan.

Outside: There is a generous size tarmac driveway, with an open plan laid to lawn garden. The driveway leads to a single integral garage with an up and over door. The rear garden is mostly laid to lawn with a patio and access along the side elevation.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents research indicates the property is Leasehold, 250 years from 28 November 2017

Council tax: Cardwells estate agents Bolton research indicates the property is band D

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk information.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Thinking of selling or letting in Bolton: 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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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