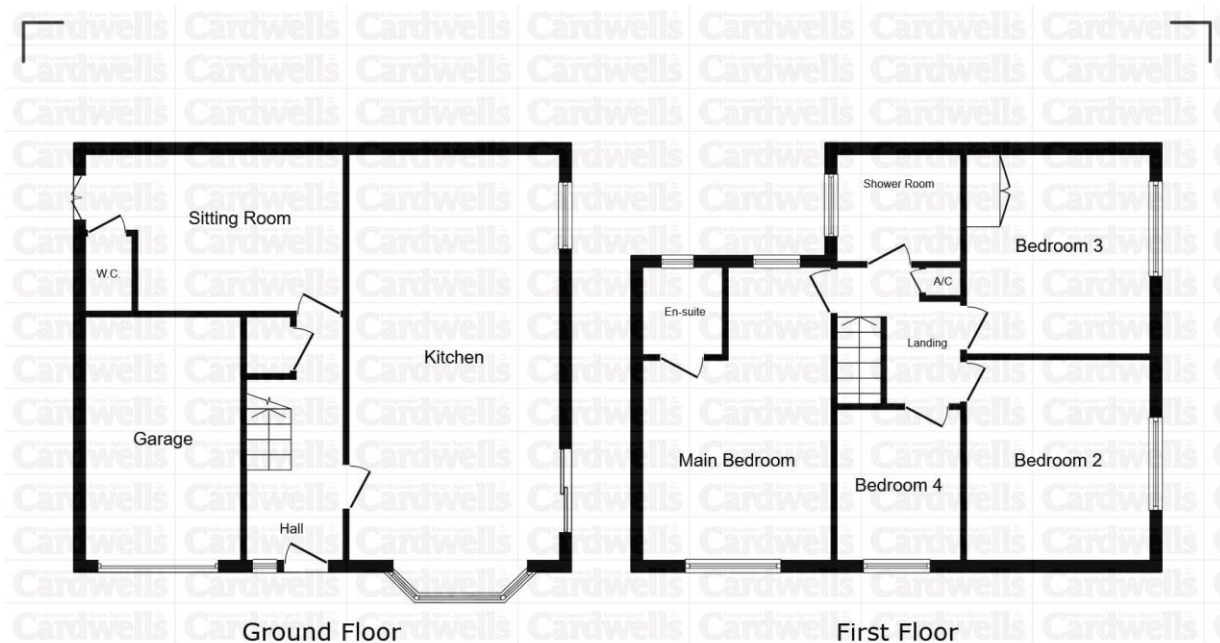


Viewings:
Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk,
www.cardwells.co.uk

Tenure:
Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax:
Cardwells estate agents Bolton research indicates the property is band C annual cost of £2133



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.io

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DERWENT DRIVE – KEARSLEY – £350,000

Offered for sale with no upward chain involved! A great opportunity to purchase this deceptively spacious four bedroom family home. This lovely semi detached house is very well presented with a modern interior and versatile accommodation. There are many features including, a stunning open plan kitchen family room, master bedroom with en suite, WC room and a sitting room.

The property is tucked away in a quiet location, on a generous sized plot, with impressive outdoor space, with a barbecue area, ideal for alfresco dining. The area is well served with good schools, shops and transport links. Kearsley train station, Manchester Road and the motorway network, are close by. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The spacious accommodation briefly comprises, Entrance hall, open plan kitchen/family room, sitting room and a guest WC room. Upstairs there are four bedrooms and a modern shower room. The master bedroom has an en suite. Outside, there are lovely gardens with a barbecue area and outbuildings. A gated block paved driveway leads to an attached single garage. There is a useful brick built outbuilding, currently a used as a utility room and a workshop. The property also benefits from uPVC double glazing and gas central heating.

BOLTON

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

BURY

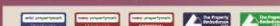
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

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Cardwells

Incorporating: Wright Dickson & Catlow, WDC Estates



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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door with a matching window aside

Entrance hall:

Tiled floor, built in under stairs storage cupboard, staircase to the landing, coving to the ceiling, radiator.

Open plan lounge diner: 23' 9" x 12' 4" (7.23m x 3.76m)

Lounge area:

uPVC double glazed sliding door, and a uPVC double glazed bay window, garden aspect, feature tiled fireplace with a wooden mantle surround, radiator, coving to the ceiling.



Kitchen:

uPVC double glazed window, garden aspect, contemporary fitted wall and base units with complimentary work surfaces and island breakfast bar. Two built-in ovens and microwave, integrated fridge freezer, inset induction hob to the breakfast bar, ceramic sink unit. integrated dishwasher built in storage cupboard, concealing multiple power points, radiator, coving and spotlights to the ceiling.



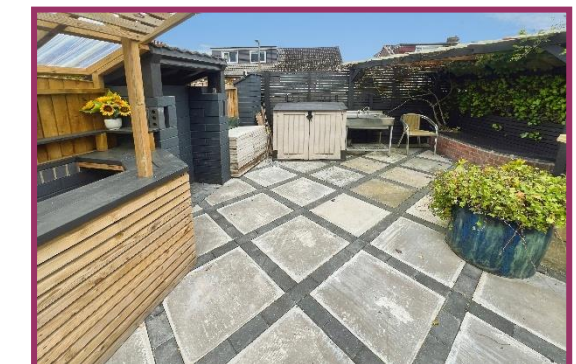
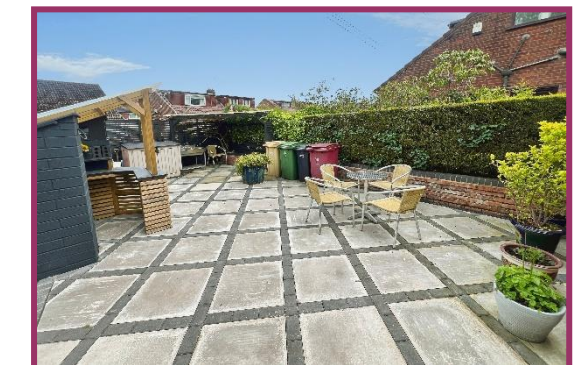
Sitting room: 15' 1" x 9' 2" (4.59m x 2.79m)

uPVC double glazed French doors, garden aspect, tiled floor, radiator, fitted shelving, inset spotlights to the ceiling.



Outside:

A sliding metal security gate opens to a block paved driveway and an attached garage, with a roller shutter door. To the right hand side of the house, there is a delightful garden which is mostly laid to lawn with mature border hedging, plant displays and fruit trees. To the left-hand side there is a lovely courtyard style garden, which is in two main parts. The main area of the garden is paved with a barbecue area and a canopied seating area. Metal gates lead to side elevation, where you'll find a block paved garden with raised plant displays. There is an external door leading to the garage and brick built shed.



Shed:

uPVC double door and two windows, space and plumbing for a washing machine, space for a dryer, fitted shelving and storage racking.

Workshop:

uPVC double glazed door and two uPVC double glazed windows, tiled floor

Guest w.c room:

uPVC double glazed window, rear aspect, close coupled WC incorporating a wash basin with mixer tap inset to a vanity cupboard, tiled floor, tiled splashbacks radiator, extractor fan, inset spotlight

Landing:

Built in airing cupboard, skylight window with access to the loft. The loft has two skylight windows and is currently being used for storage, however, could be converted subject to building regulations.

Master bedroom: 16' 8" x 11' 1" (5.08m x 3.38m)

2 uPVC double glazed windows, front and rear aspect, shower cubicle, radiator, coving inset spotlights to the ceiling.



En suite:

uPVC frosted double glazed window, rear aspect, close coupled WC, wash basin with mixer tap, vanity cupboard, tiled floor, part tiling to the walls, coving to the ceiling.

Bedroom 2: 11' 9" x 10' 9" (3.58m x 3.27m)

uPVC double glazed window, side aspect, radiator below.



Bedroom 3: 11' 0" x 10' 9" (3.35m x 3.27m)
uPVC double glazed window, side aspect, fitted wardrobes, radiator.



Bedroom 4 (current a craft hobby room) 8' 10" x 7' 10" (2.69m x 2.39m)
uPVC double glazed window front aspect, radiator.



Shower room: 5' 5" x 7' 8" (1.65m x 2.34m)
uPVC frosted double glazed window, rear aspect, contemporary suite comprising, shower cubicle, wash basin with mixer tap inset to a vanity unit, close coupled WC, tiled floor, tiling to the walls, radiator, inset spotlights, extractor fan.

